

# \$509,900 - 15 Appaloosa Way, Cochrane

MLS® #A2264597

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,674 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

QUICK POSSESSION! Your new home awaits in one of Cochrane's most exciting communities, Heartland! Surrounded by tree-lined streets, mountain views, parks, pathways, and naturalized spaces, you can truly have it all. The stunning "Deacon" model offers the perfect blend of comfort and style, spanning approximately 1,674 sq. ft. Designed with modern living in mind, this home features a side entrance, a bright open-concept main floor, and contemporary finishes throughout. The living, dining, and kitchen areas flow seamlessly together, with large windows that fill the space with natural light and durable laminate and vinyl flooring that combine beauty with practicality. Upstairs, you'll find a bonus room and three spacious bedrooms, including a primary suite that serves as your private retreat, complete with a walk-in closet and an ensuite bathroom with double sinks for added comfort. Move-in ready and perfectly located, this home is ideal for families looking to build lasting memories in Heartland. **\*\*PLEASE NOTE\*\* SOME PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.**

Built in 2025

## Essential Information

MLS® #

A2264597



|                |             |
|----------------|-------------|
| Price          | \$509,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,674       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15 Appaloosa Way  |
| Subdivision | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3L9           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| # of Garages   | 2           |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Fireplace         | Yes                     |
| # of Fireplaces   | 1                       |
| Fireplaces        | Electric, Living Room   |
| Has Basement      | Yes                     |
| Basement          | Full                    |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | See Remarks     |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 19                 |
| Zoning         | see remarks        |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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