

# \$579,900 - 109 Heartland Way, Cochrane

MLS® #A2251745

**\$579,900**

3 Bedroom, 4.00 Bathroom, 1,916 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to 109 Heartland Way, a 3 bedroom home in the family-friendly community of Heartland. Step inside the foyer and into the inviting living room, centered around a cozy gas fireplace. The kitchen is thoughtfully designed with a central island, stainless steel appliances, plenty of cupboards for storage, and a corner pantry to keep everything organized. Just off the kitchen, the dining area provides easy access to the backyard—great for entertaining or enjoying meals outdoors. The double attached garage leads directly into a laundry room, making daily routines effortless. Upstairs, you'll find a spacious family room, three bedrooms, and a 4-piece main bath. The primary bedroom serves as a private retreat, featuring a 4-piece ensuite with a separate tub, shower, and private water closet. The fully finished basement adds living space with a large rec room, 3-piece bathroom, and plenty of storage options. Enjoy the outdoors in your fully landscaped backyard, designed for low maintenance and mature trees. Relax or entertain on the deck without worrying about yard work! Heartland is a bustling family community that is home to Cochrane's RCMP station, restaurants, daycare, gas station and more. It is slated for a future school site and features plenty of parks and pathways.

Built in 2013

## Essential Information



MLS® #	A2251745
Price	\$579,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	109 Heartland Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0M5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 3rd, 2025
Days on Market	3
Zoning	R-LD

### **Listing Details**

Listing Office	Royal LePage Benchmark
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