

# \$845,000 - 221 Heartland Way, Cochrane

MLS® #A2204366

**\$845,000**

5 Bedroom, 4.00 Bathroom, 2,618 sqft  
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Exceptionally well maintained 5-bedroom, 4-bathroom home in Cochrane's desirable Heartland community. This home offers spacious living with 3,600 square feet of developed area. Upon entering you are greeted with hardwood floors, 9 foot ceilings and abundant natural light from large South facing windows. The oversized kitchen includes quartz countertops, upgraded stainless steel appliances with a newly installed stove. Gleaming cabinets have just been professional refinished. Entertain guests from the pull up island. Walk through party and organized boot room offer additional convenience. The main floor includes a comfortable living room, with gas fireplace, and office /den and a 2 piece bathroom. Finishing upgrades include open staircase spindles, and a built in study desk on the second floor. A large central bonus room is positioned in the middle of the second floor offering privacy between the bedrooms. The primary bedroom is a private retreat with a stylish sliding pocket door leading to an opulent ensuite with a tiled soaker tub, separate walk-in shower, and dual vanities. Three additional bedrooms and laundry room complete the second level. The fully finished basement offers a spacious bedroom, a versatile family recreation area, substantial storage space, and a well-appointed 3-piece bathroom. Step outside to a South facing backyard oasis featuring a bi-level deck and a hot tub, perfect for lounging and entertaining.



Brand new air conditioning will keep summers cool. This home's prime location provides quick access to main roads, ensuring convenient commuting and travel to the mountains.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204366    |
| Price          | \$845,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,618       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 221 Heartland Way |
| Subdivision | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0M6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)     |
| Appliances        | Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Window |

|                 |                      |
|-----------------|----------------------|
|                 | Coverings            |
| Heating         | Central, Natural Gas |
| Cooling         | None                 |
| Fireplace       | Yes                  |
| # of Fireplaces | 1                    |
| Fireplaces      | Gas                  |
| Has Basement    | Yes                  |
| Basement        | Finished, Full       |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line                            |
| Lot Description   | Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt                                 |
| Construction      | Stone, Vinyl Siding                     |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 59               |
| Zoning         | R-LD             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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