



Upstairs, the thoughtful layout continues to impress. At one end of the home, the primary suite offers a private retreat complete with a five-piece ensuite that includes dual vanities, a soaker tub, a separate tiled shower, and an enclosed water closet. The walk-in closet provides plenty of room for storage and organization. Down the hall, two well-sized secondary bedrooms are tucked at the opposite end, each with easy access to a modern four-piece bathroom and a dedicated laundry room, making day-to-day living a breeze. Finishing off the upper floor is a large bonus room at the end of the hall, ideal for movie nights, a kidsâ€™ play area, or a quiet escape to unwind.

The side entrance and future legal suite zoning add serious value and flexibility to this home, whether you're thinking of future rental income, creating a private space for extended family, or simply investing in options for the years ahead.

Located in one of Cochraneâ€™s newest and most desirable communities, with access to parks, scenic trails, schools, and local amenities, 6 Appaloosa Way is more than just a home. Itâ€™s an opportunity to build a lifestyle in a space that grows with you. Book your private tour today and explore everything this exceptional Daytona Homes build has to offer.

Built in 2025

Essential Information

MLS® #	A2217544
Price	\$759,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,259

Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6 Appaloosa Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2P7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s), Built-in Features
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	May 4th, 2025
Days on Market	25

Zoning

R-Mx

Listing Details

Listing Office

Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.