

\$645,000 - 312 Heartland Way, Cochrane

MLS® #A2250063

\$645,000

3 Bedroom, 3.00 Bathroom, 1,864 sqft

Residential on 0.08 Acres

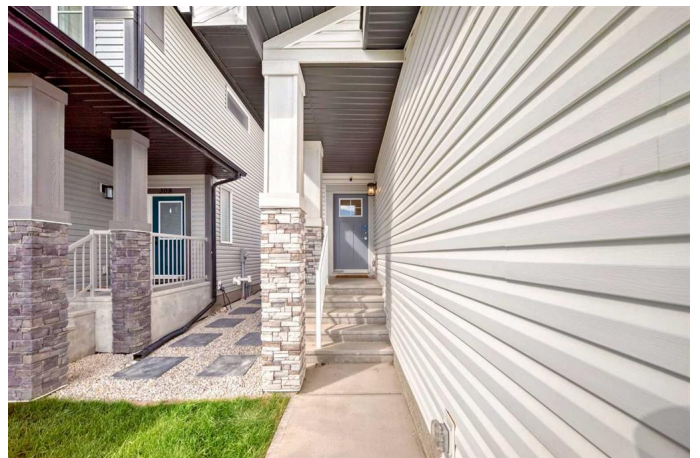
Heartland, Cochrane, Alberta

Detached Home across the park in a Community of Hartland in Cochrane. You are 17 Minutes from Ghost Lake and 20 Minutes from Calgary.

This stylish house features 3 bedrooms and 2.5 bathrooms. You will enter the house, and you will be welcomed by an open concept floor plan, having luxury Vinyl Plank flooring throughout the main floor and a high 9-foot ceiling. You will pass the main entrance, and on your right, there will be a half bath, and you will have stairs going to the basement and upstairs. The kitchen has Stainless steel appliances and upgraded Cabinets to store enough space. You will also find a walk-in pantry in the Kitchen suitable for your grocery storage. The main floor has large Windows and a Patio door toward the backyard, which gives plenty of daylight throughout the day to enjoy the living area and Dining on the main floor.

Upstairs has a generous bonus room, a perfect additional space to have. Along with 3 bedrooms. The primary bedroom features: a good-sized room, a large walk-in closet, and an ensuite that has quartz counters, a double vanity, a walk-in shower and a toilet. The two additional bedrooms are good size. The upper is complete with another full bath and laundry room.

The basement is unfinished and waiting for your creative development. For your future development, Basement is currently having 2 large windows for a two-bedroom basement



development.

This residence has a lot to offer in a desirable location in Cochrane, as it is near to Rocky Mountains, close to Ghost Lake and Canada's Banff National Parks, making it a great choice for your place to call home. Book your viewing today before it's gone.

Built in 2022

Essential Information

MLS® #	A2250063
Price	\$645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,864
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	312 Heartland Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0X2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	77
Zoning	R-MX

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.