

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

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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 | 12                  |
| Zoning         | R-LD                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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