

# \$584,900 - 426 Heartland Way, Cochrane

MLS® #A2235464

**\$584,900**

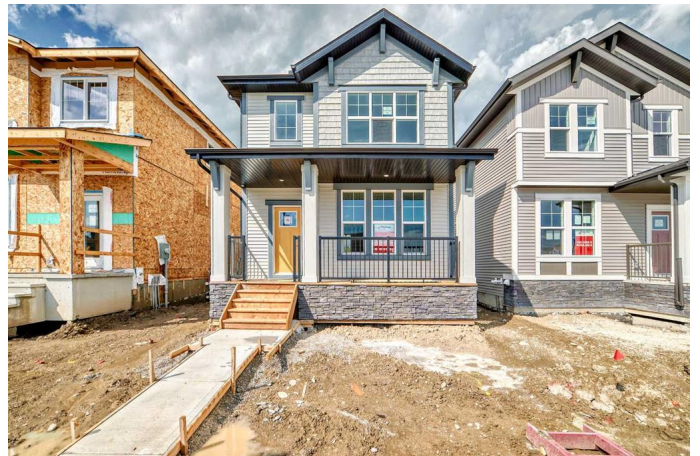
3 Bedroom, 3.00 Bathroom, 1,606 sqft  
Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Limited Time Bonus ! FREE DOUBLE CAR GARAGE now Included! Welcome to 426 Heartland Way, a beautifully designed detached home by Daytona Homes offering over 1,600 square feet of modern living in the heart of Cochrane's Heartland community. With three bedrooms, two and a half bathrooms, and thoughtful upgrades throughout, this home is a perfect blend of comfort, function, and style.

Step inside to a bright and open layout that immediately feels welcoming. The front great room sets the tone for relaxed living, flowing effortlessly toward the rear of the home. A versatile den sits just off the main path, perfect for a home office or quiet reading nook. At the center of the main floor, the dining area is ideally located for everyday meals or casual entertaining. The spacious kitchen anchors the rear of the home, featuring a large island, modern cabinetry, and plenty of prep space. A tucked-away two-piece bathroom adds convenience without interrupting the flow.

Upstairs, two generously sized bedrooms at the back of the home share a full four-piece bathroom. A centrally located laundry room adds practicality, and at the front, the private primary suite offers a peaceful retreat with a large walk-in closet and a five-piece ensuite complete with dual sinks, a soaker tub, and a separate shower.



Out back, a rear parking pad offers space for two vehicles and flexibility for future garage development.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235464    |
| Price          | \$584,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,606       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 426 Heartland Way |
| Subdivision | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3E5           |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan, Walk-In Closet(s) |
| 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 Lane, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame                     |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 120             |
| Zoning         | R-MX            |

## Listing Details

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

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