\$529,900 - 430 Heartland Way, Cochrane

MLS® #A2217577

\$529,900

3 Bedroom, 3.00 Bathroom, 1,512 sqft Residential on 0.08 Acres

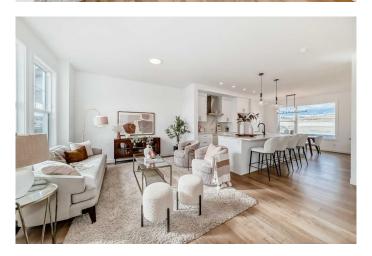
Heartland, Cochrane, Alberta

PRICE NOW INCLUDES 40K INCENTIVE AND LOT REBATE OF 5K !! ~Welcome to 430 Heartland Way in Cochrane, a bright and inviting home offering over 1,500 square feet of well-designed living space in the desirable community of Heartland. Built by Daytona Homes, this property combines comfort, flexibility, and value, perfect for first-time buyers, young families, or those looking to downsize without compromising on quality. As you step through the front door, you're welcomed into a charming foyer that sets the tone for the home's warm and open layout. To your left, a comfortable great room offers the perfect space to relax or entertain, with natural flow into the kitchen and rear dining nook. Whether you're cooking up a weeknight dinner or gathering with friends, the open-concept design keeps everyone connected. At the back of the main floor, a two-piece bathroom and convenient storage space add practical touches that make daily living easier.

Upstairs, the thoughtful layout continues with a flex space at the top of the stairs, ideal for a cozy reading corner, a homework station, or even a small office setup. The primary bedroom is tucked privately at one end, complete with a four-piece ensuite and a walk-in closet, offering a peaceful retreat from the rest of the home. Two additional bedrooms sit at the other end of the floor and share their own four-piece bathroom, with a dedicated laundry room placed right between them for







added convenience and efficiency.

Downstairs, the undeveloped basement offers a blank canvas for future expansion, already equipped with a bathroom rough-in, giving you the freedom to customize the space however you like, whether it's a guest suite, media room, or home gym. A side entrance opens up the possibility of future legal suite development, offering flexibility and long-term potential.

While this home does not currently include a garage, a rear parking pad is already in place, leaving room for future development to suit your needs.

Located in the growing community of Heartland, known for its beautiful views, family-friendly streets, and quick access to Cochrane's amenities, 430 Heartland Way delivers more than just a comfortable layout, it's a smart investment in a thriving neighborhood. Limited Time Bonus!

Built in 2025

Essential Information

MLS® # A2217577
Price \$529,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,512

Acres 0.08

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 430 Heartland Way

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0M5

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Built-in Features, Closet Organizers, Bathroom Rough-in, Kitchen Island,

Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Electric Stove

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description Rectangular Lot, Back Lane, Back Yard, Interior Lot

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 4th, 2025

Days on Market 179

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.