



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

210 Heartland Avenue
Cochrane, Alberta

MLS # A2235652



\$640,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,248 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Wired for Sound		
Inclusions:	ceiling speakers		

WELCOME TO THIS WELL-PRICED HOME WITH OVER 2247 SQ FT UP, LIKE NEW WITH NO GST. Walking in, you will be delighted with the wide plank luxury flooring, high ceilings, all new blinds on the main floor and EXCELLENT FLOOR PLAN. There's a spacious entryway with a closet, a two-piece bath, and a convenient office space. Next is the open floor plan, featuring large windows and a stunning kitchen with a sleek design. There's a large island that seats 4, gas cooktop, wall oven and microwave, double door refrigerator with water and ice features, Pantry, quartz counters, everything you will need to entertain a large family. The dining area will accommodate your large table, and the spacious living room offers an electric fireplace and in-ceiling speakers. Upstairs there's a bonus room and a laundry room with shelving. The primary bedroom will accommodate your large furniture and features a spacious walk-in closet, an en-suite bathroom with dual vanities, a private water closet, a deep soaker tub, and quartz counters. The other two good-sized bedrooms both have walk-in closets, and the other 5-piece bathroom also features dual vanities, which is very rare, all with quartz upgrades. This home is situated in a newer, beautiful development, close to the park, and just minutes from shopping, eateries, a gas station, and the SLS Sports Complex, perfect for your family's fitness regime. Minutes to the 1A highway west to the mountains or head east for an easy commute to Calgary; close to old town Cochrane with its many shops and restaurants. The Environmental Reserve Ridge is close, with the future dog park located in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. The community will also feature a future K-9 School site, adding to the family-friendly atmosphere and enhancing the overall quality of life for

residents. this home is priced to sell.