

# \$619,900 - 430 Heartland Way, Cochrane

MLS® #A2217577

**\$619,900**

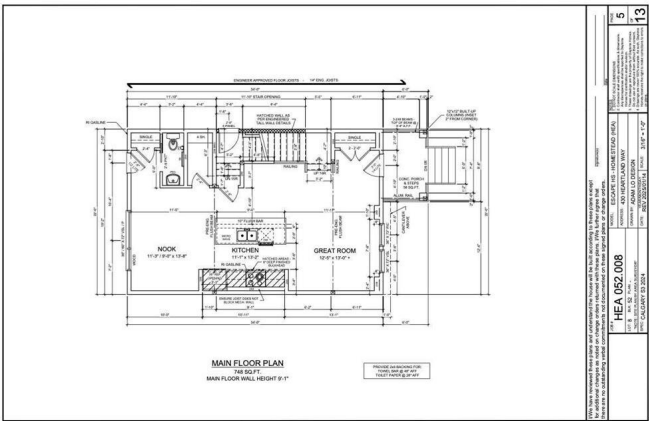
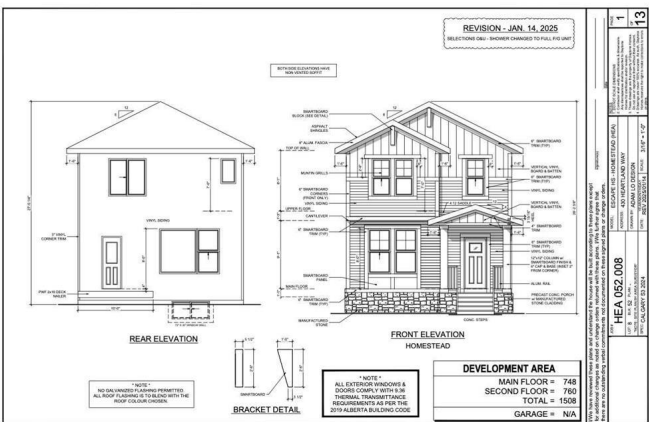
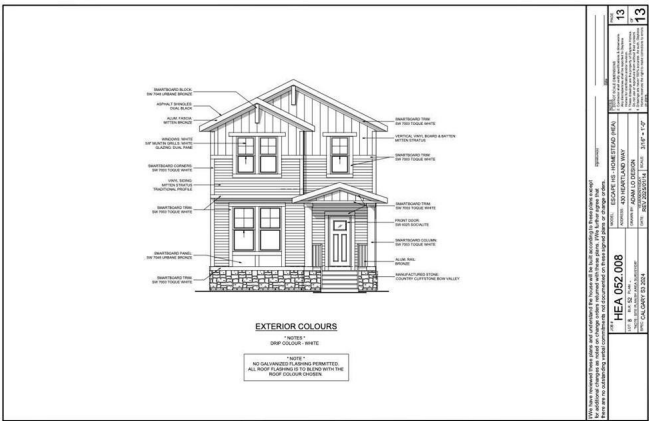
3 Bedroom, 3.00 Bathroom, 1,508 sqft  
Residential on 0.08 Acres

Heartland, Cochrane, Alberta

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 itâ€™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 Cochraneâ€™s amenities, 430 Heartland Way delivers more than just a comfortable layout, itâ€™s a smart investment in a thriving neighborhood. Book your showing today and see how this home could fit your life, now and in the future.

Built in 2025

**Essential Information**

MLS® #	A2217577
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
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	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, 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, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 4th, 2025
Days on Market	9
Zoning	R-MX

### **Listing Details**

Listing Office	Royal LePage Benchmark
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