

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

MLS® #A2217577

**\$619,900**

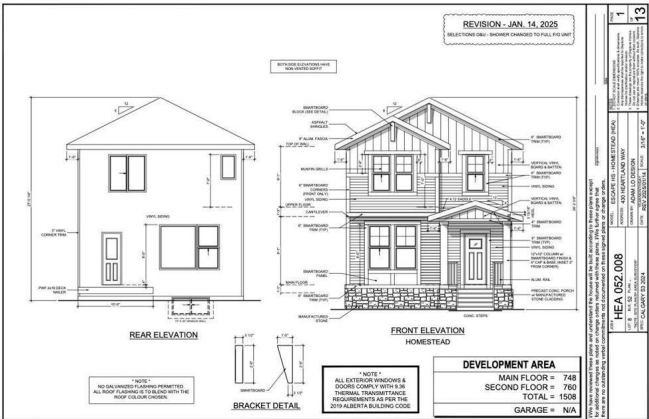
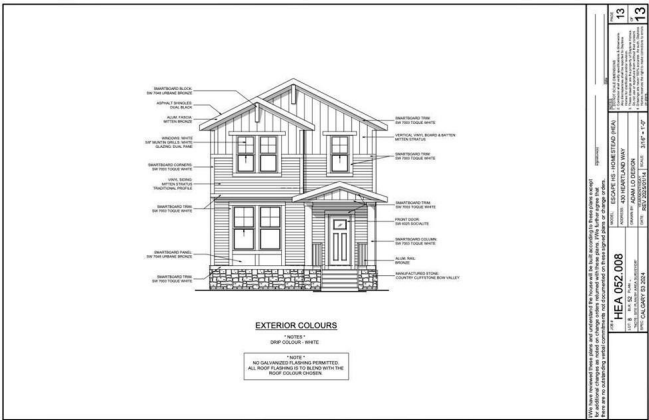
3 Bedroom, 3.00 Bathroom, 1,508 sqft  
Residential on 0.08 Acres

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	42
Zoning	R-MX

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.