

**368 Heartland Way  
Cochrane, Alberta**

**MLS # A2178282**



**\$589,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,832 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** \$5000 BRICK Credit

**QUICK POSSESSION!! MOVE IN BEFORE THE HOLIDAYS!** Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! 'The Drake' offers approx. 1832 SQFT of living space and features a semi-traditional floor plan with a large living area, spacious eat-in kitchen and a den just off the kitchen. Upstairs you'll enjoy added space with a large bonus room, 3 well-appointed bedrooms including a primary suite designed with two in mind! SIDE ENTRANCE, DOUBLE DETACHED GARAGE INCLUDED!! **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME/RENDERINGS; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE\*\*