

\$504,900 - 305 Heartland Crescent, Cochrane

MLS® #A2231823

\$504,900

3 Bedroom, 3.00 Bathroom, 1,400 sqft
Residential on 0.06 Acres

Heartland, Cochrane, Alberta

Welcome Home â€” Where Style Meets Comfort in the Heart of a Family-Friendly Community.

From the moment you step inside, this thoughtfully designed 2-storey home welcomes you with warmth and appeal. The open-concept main floor is made for making memories â€” whether you're hosting family gatherings or enjoying quiet moments by the cozy fireplace â€” cuddle up. At the heart of the home is a pearly white kitchen, where culinary creations come to life. It features stainless steel appliances, granite countertops, and a breakfast bar where guests can pull up a stool to join the conversation â€” or where the little ones can enjoy their morning toast. **BONUS*** the Chalkboard wall adds a FUN, CREATIVE touchâ€”perfect for kids' drawings, family messages, or daily inspiration! High-end laminate flooring flows throughout the main level, complemented by 9' ceilings that create an airy, welcoming feel.

From the dining nook, sliding doors open to your sunny southwest-facing backyard â€” a true outdoor haven. Host summer barbecues, sip your morning coffee, or unwind with a glass of wine while taking in the stunning Alberta sunsets from your private deck. The fully landscaped front and back yards, with plenty of room for kids or pets to play, mean all thatâ€™s left to do is relax and enjoy.

Upstairs, the home continues to impress with three generous bedrooms, including a serene primary retreat complete with a walk-in closet



and a private 3-piece ensuite with a walk-in shower – your peaceful escape at the end of the day. A convenient upper-level laundry room with added storage and a stylish 4-piece main bath serve the additional bedrooms with ease. Downstairs, the unfinished basement offers endless potential – ready for your personal touch, whether it's a home gym, media room, play space, extra living area or oops...another bedroom;). GREEN CERTIFIED – this home is as functional as it is charming, with thoughtful upgrades like AIR CONDITIONING, triple-pane windows, a high-efficiency furnace, and an HRV system to keep your indoor environment comfortable year-round. Conveniently situated near parks, playgrounds, shopping, dining, and just a short jaunt to schools and the scenic Bow River pathways, this home checks all the boxes for modern family living. Whether you're relaxing indoors or enjoying the outdoors, this home is designed to suit your lifestyle – a perfect blend of function, beauty, and location. Come fall in love – your new chapter begins here.

Built in 2017

Essential Information

MLS® #	A2231823
Price	\$504,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey

Status Active

Community Information

Address 305 Heartland Crescent
Subdivision Heartland
City Cochrane
County Rocky View County
Province Alberta
Postal Code T4C 2P7

Amenities

Parking Spaces 2
Parking Concrete Driveway, Single Garage Attached
of Garages 1

Interior

Interior Features Granite Counters, No Smoking Home, Vinyl Windows, High Ceilings
Appliances Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Electric Range, Microwave Hood Fan
Heating Forced Air, Fireplace(s), Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Tile
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Lawn, Back Lane, Front Yard, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 24th, 2025
Days on Market 84
Zoning R-MX

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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