

# \$609,900 - 426 Heartland Way, Cochrane

MLS® #A2235464

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,604 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to 426 Heartland Way, a beautifully designed detached home by Daytona Homes offering over 1,600 square feet of modern living in the heart of Cochrane's Heartland community. With three bedrooms, two and a half bathrooms, and thoughtful upgrades throughout, this home is a perfect blend of comfort, function, and style.

Step inside to a bright and open layout that immediately feels welcoming. The front great room sets the tone for relaxed living, flowing effortlessly toward the rear of the home. A versatile den sits just off the main path, perfect for a home office or quiet reading nook. At the center of the main floor, the dining area is ideally located for everyday meals or casual entertaining. The spacious kitchen anchors the rear of the home, featuring a large island, modern cabinetry, and plenty of prep space. A tucked-away two-piece bathroom adds convenience without interrupting the flow.

Upstairs, two generously sized bedrooms at the back of the home share a full four-piece bathroom. A centrally located laundry room adds practicality, and at the front, the private primary suite offers a peaceful retreat with a large walk-in closet and a five-piece ensuite complete with dual sinks, a soaker tub, and a separate shower.

Out back, a rear parking pad offers space for two vehicles and flexibility for future garage



development.

Built with Daytona Homesâ€™ signature quality and attention to detail, this home is move-in ready and designed for real life. Discover the charm of Cochrane living with the reliability and design you can count on.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235464    |
| Price          | \$609,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,604       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 426 Heartland Way |
| Subdivision | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3E5           |

Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

Interior

|                   |          |           |          |           |        |             |      |
|-------------------|----------|-----------|----------|-----------|--------|-------------|------|
| Interior Features | Bathroom | Rough-in, | Built-in | Features, | Closet | Organizers, | Open |
|-------------------|----------|-----------|----------|-----------|--------|-------------|------|

Appliances Dishwasher, Electric Stove, C  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

## Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, City Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed June 28th, 2025  
Days on Market 36  
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.

