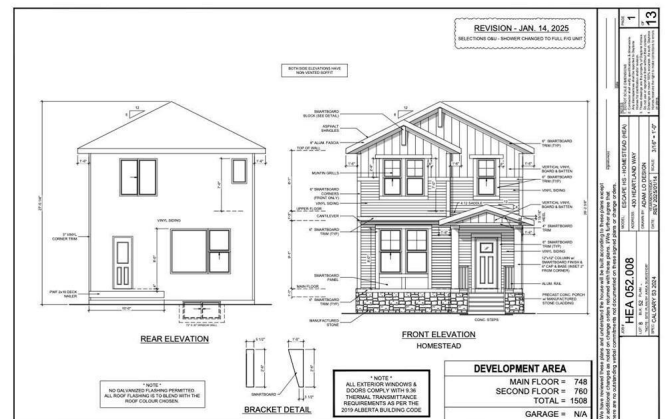




Downstairs, the undeveloped basement offers a blank canvas for future expansion, already equipped with a bathroom rough-in, giving you the freedom to customize the space however you like, whether itâ€™s a guest suite, media room, or home gym. A side entrance opens up the possibility of future legal suite 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 | 33            |
| Zoning         | R-MX          |

### Listing Details

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

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