

# \$699,900 - 2 Appaloosa Way, Cochrane

MLS® #A2239361

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,361 sqft

Residential on 0.10 Acres

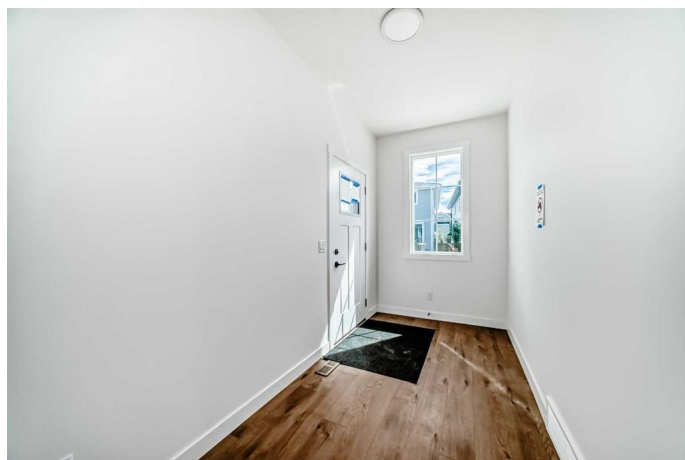
Heartland, Cochrane, Alberta

PRICE NOW INCLUDES 40K INCENTIVE AND LOT REBATE OF 7.5 K !! Welcome to 2 Appaloosa Way in Cochrane, a beautifully designed home by Daytona Homes offering over 2300 square feet of thoughtfully crafted living space. Located in a growing family-friendly community, this four-bedroom, two-and-a-half-bath home blends functionality and comfort with modern design and future-ready features.

As you enter, a spacious foyer greets you with clean sightlines and smart flow. From the front porch, you're guided past a conveniently located two-piece bathroom and into the heart of the home. The double attached garage connects through a well-organized mudroom, which seamlessly transitions into a walk-through pantry and the expansive kitchen — a layout ideal for daily convenience and grocery hauls.

The kitchen features a central island with a flush eating bar, stylish cabinetry, and plenty of prep space, all overlooking the open-concept nook and great room. A separate den or office space on the main floor adds versatility, whether you need a quiet workspace or a playroom.

Upstairs, the home continues to impress. THIS IS A FOUR BEDROOM HOME! The large primary suite is a private retreat, complete with a five-piece ensuite that includes dual sinks, a



freestanding soaker tub, a separate walk-in shower, and a spacious walk-in closet. Nearby, the upper-floor laundry room adds everyday convenience. At the center of the upper level is a bright and open bonus room, offering great separation and flexibility. At the rear of the home, three well-sized bedrooms share a beautifully finished five-piece bathroom, perfect for larger families or guests.

The unfinished basement offers a blank canvas for your future vision, with a three-piece bathroom rough-in and a high-efficiency furnace already in place.

With Daytona Homes’ reputation for quality craftsmanship and design, 2 Appaloosa Way is more than a home – it’s a smart investment in comfort, space, and modern family living. Book your showing today and explore all that this exceptional property has to offer.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239361    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,361       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 Appaloosa Way   |
| Subdivision | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3L9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator                                     |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full                                                                                                       |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, City Lot, Interior Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 127             |
| Zoning         | R-MX            |

### Listing Details

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

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