

# **\$769,900 - 2 Appaloosa Crescent, Cochrane**

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MLS® #A2239361

**\$769,900**

4 Bedroom, 3.00 Bathroom, 2,350 sqft

Residential on 0.10 Acres

Heartland, Cochrane, Alberta

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 Homesâ€™ reputation for quality craftsmanship and design, 2 Appaloosa Way is more than a home â€“ itâ€™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	\$769,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,350
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2 Appaloosa Crescent
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	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, 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 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	7
Zoning	R-MX

### Listing Details

Listing Office	Royal LePage Benchmark
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