

# \$619,900 - 17 Appaloosa Crescent, Cochrane

MLS® #A2217546

**\$619,900**

3 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.09 Acres

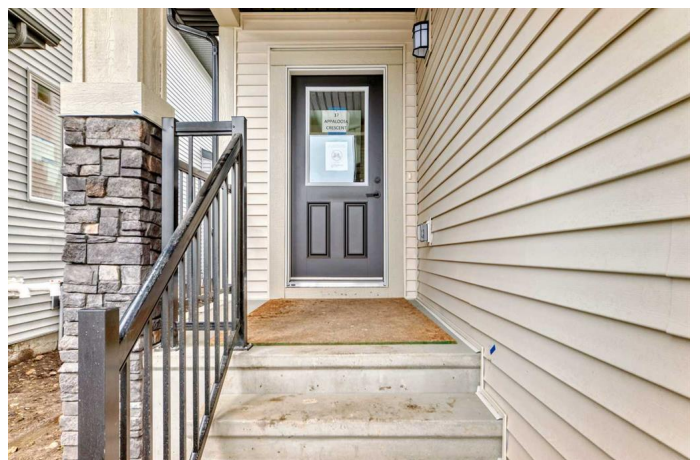
Heartland, Cochrane, Alberta

PRICE NOW INCLUDES 40K INCENTIVE AND LOT REBATE OF 7.5K - 17 Appaloosa Crescent, a well-appointed home offering just over 2,000 square feet of thoughtfully designed living space in the growing and scenic town of Cochrane. Built by Daytona Homes, this residence combines modern comfort with a layout that delivers both function and style, perfectly suited for families or anyone looking for a little more breathing room just outside the city.

Step inside and youâ€™re immediately welcomed by a bright foyer that sets the tone for whatâ€™s to come. Just off the entrance, a two-piece bathroom is conveniently placed for guests, and around the corner, a mudroom off the double attached garage helps keep the everyday clutter tucked away. A walk-through pantry connects directly into the kitchen, adding ease and efficiency to grocery runs and meal prep.

At the heart of the home, the kitchen features a large central island, ideal for casual meals, baking days, or catching up over coffee. It flows effortlessly into the great room, anchored by an electric fireplace, and the nook at the back of the home, creating a comfortable, open-concept living space that feels welcoming from every angle. Large windows fill the area with natural light, making this main floor feel bright and spacious throughout the day.

Upstairs, youâ€™ll find two well-sized bedrooms tucked at the back of the home,



sharing a four-piece bathroom and conveniently located near the dedicated laundry room. A bonus room offers flexibility at the center of the upper level—use it as a media space, playroom, or reading lounge. The primary suite sits quietly at the front of the home, providing a relaxing escape complete with a five-piece ensuite featuring dual sinks and a separate shower, as well as a large walk-in closet with more than enough space for everything to stay organized. Located in a quiet crescent in one of Cochrane’s newest communities, 17 Appaloosa Crescent offers that ideal balance of peaceful small-town living and close access to parks, trails, schools, and everyday amenities. Built by Daytona Homes, known for their attention to detail and commitment to quality, this home checks all the right boxes and then some. Book your private showing today and come see why this one is the the perfect fit.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217546    |
| Price          | \$619,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,032       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Appaloosa Crescent |
| Subdivision | Heartland             |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 2P7               |

### 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                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Electric                                                                                                   |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full                                                                                                       |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 186           |
| Zoning         | R-LD          |

### Listing Details

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

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