

# \$679,900 - 17 Appaloosa Crescent, Cochrane

MLS® #A2217546

**\$679,900**

3 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.09 Acres

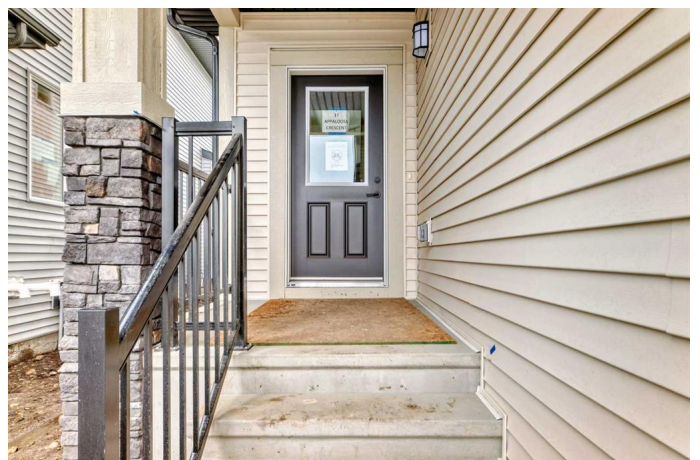
Heartland, Cochrane, Alberta

Welcome to 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 levelâ€”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 Cochraneâ€™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	\$679,900
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, Unfinished

### 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	109
Zoning	R-LD

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.