

# \$649,900 - 113 Palomino Street, Cochrane

MLS® #A2213769

**\$649,900**

3 Bedroom, 4.00 Bathroom, 2,021 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

**\*\*OPEN HOUSE Saturday April 26 & Sunday April 27 from 1pm - 3pm\*\*** Welcome to this beautifully designed 3-bedroom, 3.5-bath detached home in the inviting community of Heartland, Cochrane. With over 2,000 square feet of finished living space and a flexible layout that suits a wide range of lifestyles, this home blends comfort, practicality, and room to grow. Inside, you'll find a bright, open-concept main floor that features a stylish kitchen with stainless steel appliances and crisp white cabinetry, flowing into a dining area and cozy living room—all tied together by rich vinyl-plank flooring and large windows that let the light in. Upstairs you will find the three bedrooms which are generously sized, including the primary with its own ensuite and walk-in closet. The standout feature here is the third-floor loft—a versatile bonus space that could be used as an office, additional bedrooms, or a big family room where everyone can spread out - complete with a full bath. The basement is partially finished and perfectly livable as is, with the option for the next owner to personalize it further with just a bit of work. Outside, a double detached garage adds convenience, and the fully fenced West-facing backyard has a beautiful deck that is great for gathering or relaxing while enjoying the sunshine all day long. Heartland is one of Cochrane's most family-friendly communities, known for its quiet streets, mountain views, and easy access to nature. Whether you're walking the nearby trails,



taking the kids to the park, or enjoying a coffee at the local café, life here moves at a pace that feels just right. With local schools, shopping, and a quick drive into Calgary, it's a community that truly supports both lifestyle and connection.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213769    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,021       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 113 Palomino Street |
| Subdivision | Heartland           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C3B2              |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 3                                 |
| Parking        | Double Garage Detached, On Street |
| # of Garages   | 2                                 |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | Forced Air, Natural Gas                                                                         |
| Cooling      | None                                                                                            |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Partially Finished                                                                        |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | R-MX             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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