

# \$529,900 - 35 Appaloosa Way, Cochrane

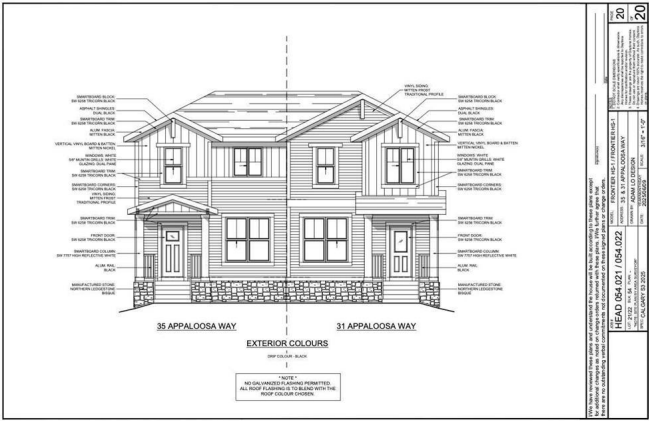
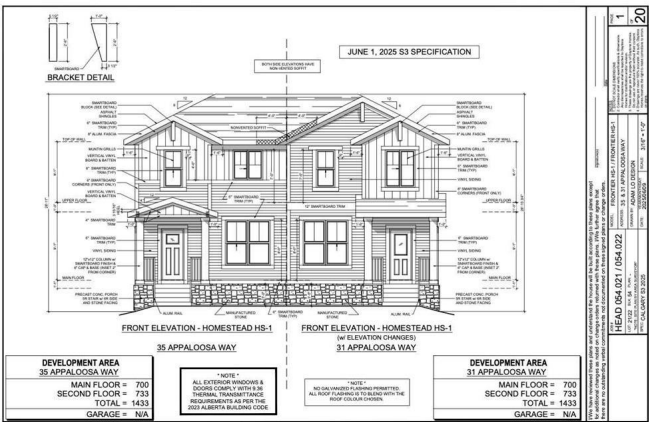
MLS® #A2265488

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,433 sqft  
Residential on 0.13 Acres

Heartland, Cochrane, Alberta

Welcome to 35 Appaloosa Way in Cochrane, a beautifully designed side-by-side two-storey home by Daytona Homes. With over 1,400 sq. ft. of thoughtfully planned living space, this residence blends modern finishes with everyday convenience. The main floor features a bright open-concept layout with a spacious great room at the front, a central dining area, and a contemporary kitchen overlooking the backyard. The kitchen offers plenty of counter space, sleek cabinetry, and direct access to the rear entry and powder room, making it ideal for entertaining or family life. Upstairs, youâ€™ll find three well-appointed bedrooms, including a private primary suite at the back of the home with a walk-in closet and a luxurious five-piece ensuite featuring dual sinks and a separate tub and shower. A four-piece main bath and convenient hallway laundry complete the upper level. The full basement is unfinished but includes a three-piece rough-in, providing flexibility for future development. Outside, a rear lane leads to your dedicated parking pad, offering space for two vehicles. Located in a welcoming Cochrane community, this home offers a perfect blend of space, style, and small-town charm just a short drive from Calgary and the Rocky Mountains. Built by Daytona Homes, a trusted builder known for exceptional craftsmanship, lasting quality, and a commitment to providing outstanding care and service to both homeowners and realtors, this home represents the best of thoughtful design and enduring value.



Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265488               |
| Price          | \$529,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,433                  |
| Acres          | 0.13                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 35 Appaloosa Way  |
| Community   | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3L9           |

Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator                     |
| Heating           | Forced Air                                                              |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Unfinished                                                        |

Exterior

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-Mx               |

**Listing Details**

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

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