

2 Appaloosa Way  
Cochrane, Alberta

MLS # A2239361

\$744,900

|           |                                   |        |                  |
|-----------|-----------------------------------|--------|------------------|
| Division: | Heartland                         |        |                  |
| Type:     | Residential/House                 |        |                  |
| Style:    | 2 Storey                          |        |                  |
| Size:     | 2,361 sq.ft.                      | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                                 | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached            |        |                  |
| Lot Size: | 0.10 Acre                         |        |                  |
| Lot Feat: | Back Yard, City Lot, Interior Lot |        |                  |

|             |                                                                                                            |            |      |
|-------------|------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                                 | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                          | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                            | Condo Fee: | -    |
| Basement:   | Full, Unfinished                                                                                           | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                   | Zoning:    | R-MX |
| Foundation: | Poured Concrete                                                                                            | Utilities: | -    |
| Features:   | Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                        |            |      |

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 &mdash; 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 Homes's reputation for quality craftsmanship and design, 2 Appaloosa Way is more than a home

— it’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.