

**2 Appaloosa Way  
Cochrane, Alberta**

**MLS # A2239361**

**\$699,900**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	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 — 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' reputation for quality craftsmanship and design, 2 Appaloosa Way is more than a home

&mdash; 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.