$699,900 - 25 Morgan Street, Cochrane

MLS® #A2233431

$699,900
3 Bedroom, 3.00 Bathroom, 2,346 sqft
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to this exceptional family home in the vibrant community of Heartland, offering an impressive amount of square footage and thoughtful upgrades throughout. Set on a beautifully private lot with mature trees and low-maintenance landscaping, this home combines comfort, function, and style in one ideal package.

From the moment you step inside, youâ€™ll notice the airy feel of 9-foot ceilings on the main floor and a layout designed for everyday living and effortless entertaining. The heart of the home is the striking two-toned kitchen, featuring ceiling-height cabinetry, a gas range, built-in microwave, dishwasher, and fridge. This kitchen is not short on storage with an extra built in storage feature under the island. The walk-through pantry provides convenient access and extra storage space, while the open-concept design flows seamlessly into the living and dining areas. A cozy gas fireplace adds warmth to the main floor, and the entire level is wired with a built-in sound system for an elevated ambiance.

Step outside to enjoy a spacious 12x14 deck complete with a privacy screen, creating a perfect outdoor lounge area. The yard is truly specialâ€”private, peaceful, and framed with mature trees for natural shade and tranquility.

Upstairs, the vaulted bonus room offers additional living space thatâ€™s perfect for

movie nights or a kidsâ€™ play area. The large laundry room on the upper level is both practical and well-placed for convenience. Retreat to the spacious primary bedroom, which features a generous walk-in closet and a luxurious ensuite. The ensuite includes double vanities, an upgraded shower, and a deep soaker tub, offering a spa-like experience right at home.

This home has been exceptionally well maintained with recent servicing of the hot water tank, central air conditioning, and professional cleaning of the furnace, ducts, fireplace and carpets. Window blinds and curtains are included, offering a complete and move-in-ready experience.

The basement features 8-foot ceilings and comes with the builderâ€™s development plansâ€”providing the potential to expand your living space with ease.

With its fantastic layout, incredible square footage, and move-in-ready condition, this home is a standout in the Heartland community. Whether you're a growing family or simply looking for more space and comfort, this property is a must-see.

Built in 2014

Essential Information

MLS® #	A2233431
Price	$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,346
Acres	0.09
Year Built	2014

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	25 Morgan Street
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Other, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	12
Zoning	R-LD

Listing Details

Listing Office	Real Broker

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