

HEART OF COCHRANE

Heartland offers relaxed, friendly lifestyle

BY JENNIFER SEAMONE

Nestled in the rolling foothills on the edge of the sweeping Bow River Valley with soaring Rocky Mountains as a backdrop, lies the charming and desirable community of Heartland. Located in the heart of Cochrane with easy access to amenities and downtown, this intimate and family oriented community truly has a special rhythm.

“A lot of people here want to know their neighbours, and that is important to them,” explains Excel Homes Senior Area Manager, Nada Elaraj. “I have never seen a community with such a big concentration of friends and family who want to be neighbours.”

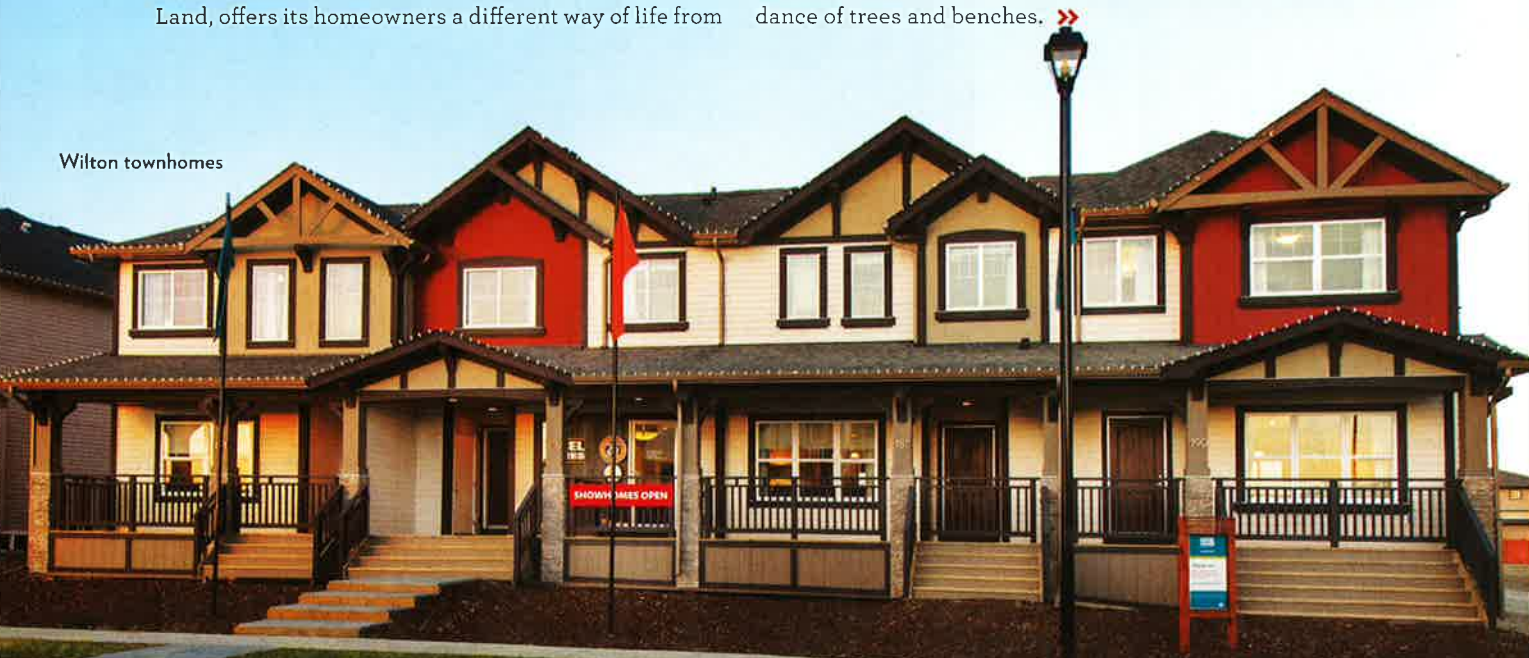
In keeping with the area’s small town western ambience, Heartland, a master planned community by Apex Land, offers its homeowners a different way of life from

bustling city neighbourhoods. “It is a place that steps back in time to a slower and simpler way of life, and that is why people choose to make Heartland their home,” says Elaraj.

Situated between highways 1A and 22 — Heartland’s architecture and design reaches back in history to honour Cochrane’s heritage and Alberta’s storied Western tradition. Featuring home styles of Alpine, Homestead, Prairie and Arts and Crafts, it is easy to imagine the roaming bison, and cowboys of the past.

There is an old saying ‘home is where the heart is’, and if this is true, Heartland will certainly steal yours. HorseShoe Park, a centrally located green space, provides residents a 3.5 acre recreational spot in their own backyard. The park features a large play-park, paths, soccer field, and an abundance of trees and benches. >>

Wilton townhomes



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Future plans include two more parks, two ponds surrounded by walking paths, and a 10-acre parcel of land which has been set aside for commercial development. Adding to the community's appeal, an elementary and middle school are located close by, so children have less ride time and more play time.

Everything about Heartland and Cochrane says 'let's get outside', including the planned pedestrian access connecting residents to the 30 KM pathway system which connects the communities of Cochrane and the charming western-styled town centre.

In addition to the great outdoors, Cochrane has many other health and fitness opportunities including the Big Hill Leisure pool and two golf courses. There is also Spray Lake Sawmills Family Sports Center, featuring three ice rinks, a running track and fitness centre. As part of the facility, a new aquatics center is slated to break ground in 2015. With the mountains so close by the recreational and sport opportunities are endless. As if all this wasn't enough, Canmore and Banff are a mere 45 minutes away.

The community of Heartland consists of two townhome projects by Birchwood Properties and Excel Homes, but is mainly of detached single-family homes by Excel Homes.

The Range, by Birchwood Properties consists of 17 three-storey, four-plex buildings. Prices in this development start at \$199,900 plus GST for 1,140 square-feet. There are three plans to choose from with optional basement development which adds an additional 252 square-feet. These homes have great standard features and each one includes an above ground parking stall. Since their

launch on October 5, sales have been going very well, says Community Sales Manager Dahlia Macrae. Each building is surrounded by a green area, and each home has its own private entry and verandah; with charming ranch styled exteriors our townhomes feels more like a house, she adds.

Heartland Townhomes by Excel, offers two-storey townhomes in blocks of three and four side-by-side units. Three of the models include rear attached garages and an optional loft, adding an impressive 700 square-feet of living space. The three bedroom two-and-a-half bath, 1,209-square-foot Berkley starts from \$274,900. The largest home, the Stapleton, sits at 1,532 square-feet, with garage, from \$360,000. The optional loft would bring the home to a generous 2,200 square-feet.

FAST FACTS

COMMUNITY: Heartland, Cochrane

DEVELOPER: Apex Lands

BUILDERS: Excel Homes, Birchwood Properties

STYLE: Townhomes, laned homes, front-drive single-family

PRICE: Townhomes from \$199,900; laned homes from \$336,000; front-drive single-family \$369,000

ADDRESS: 153 Heartland Way, Cochrane

DIRECTIONS: Exit off Trans Canada to Cochrane, left on 1A, first left.

HOURS: Monday to Thursday 2 to 8 p.m., weekends and holidays noon to 5 p.m.

Heartland Townhomes closed Thursdays.

WEBSITE: www.heartlandcochrane.com



Stapleton show home



Wilton show home

WITH MANY MORE FLOOR PLANS AVAILABLE, THERE IS AN ABUNDANCE OF SELECTION, ALL OFFERING GREAT VALUE.

“The loft is great, it gives people the option for more above-ground square footage without having to develop the basement,” says Area Manager, Mary Therese La Madrid.

Rounding out the selections of homes is Excel Homes with front-drive garage single-family models, and Laned single-family homes. Two front-drive garage show homes are available to be viewed. The Weston, 1,739 square-feet starts at \$395,000. The Ainsworth sits at 2,108 square-feet and starts from \$415,000. Both homes feature three bedrooms, two-an-a-half baths and bonus room. Laned homes beginning at 1,420 square-feet are priced from \$336,000.

With many more floor plans available, there is an abundance of selection, all offering great value. Elaraj adds that prices of homes in Heartland average about \$70,000 less than what you pay for the same house in Calgary, and all include the sought-after benefits of small town life. **CL**



The Range townhomes



Paxton show home

