



GRASSROOTS
REALTY GROUP

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**88 Heritage Ridge
Cochrane, Alberta**

MLS # A2214576



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

The Priya model brings flair throughout the home with a flex room right off the front foyer and a walk-through mudroom and pantry off the double car garage. Discover the open-concept kitchen with an island that overlooks the dining area and stunning open-to-below great room. Upstairs you will find two bedrooms, a full bathroom, a central bonus room, spacious laundry room, and a large primary bedroom. Walk through double doors lead to the primary bedroom that's accompanied by a walk-in closet and luxury 5-piece ensuite. *Photos are representative of the floorplan and interior colors may not be exact.