



GRASSROOTS
REALTY GROUP

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243 Heritage Heights Cochrane, Alberta

MLS # A2226657



\$579,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,566 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-Mx

Utilities: -

Inclusions: 1 TV wall mount

Welcome to 243 Heritage Heights, a beautifully designed 4-level split, three-bedroom, four-bathroom home that perfectly blends modern elegance with everyday comfort. Step inside to discover luxury vinyl plank and plush carpet flooring throughout, offering both style and durability. The bright and spacious kitchen features stainless steel appliances, sleek quartz countertops, and ample cabinetry for all your storage needs. The inviting living area boasts an electric fireplace, creating a warm and cozy atmosphere for relaxing or entertaining. This room overlooks the deck, back yard and green space to the north that is zoned for parks and recreation. The generously sized bedrooms upstairs provide plenty of space, with the primary suite offering a private ensuite and walk in closet. With a south-facing orientation, this home is bathed in natural light all day long, making every space feel open and airy. The stacked washer and dryer on the upper level is super convenient. The lower level has another bedroom, full washroom and family room with a walk-out to the back yard. Double attached garage holds two cars. Don't miss the chance to own this exceptional home, contact us today to book a showing! Seller is going to install a patio on the walk-out basement and install new turf in the back yard.