



**GRASSROOTS**  
REALTY GROUP

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**240 Heritage Bay  
Cochrane, Alberta**

**MLS # A2229203**



**\$589,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,857 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to Heritage Hills in Cochrane! Perched atop of the hill, on the west side of town, Heritage Hills offers a perfect blend of views, a family-friendly atmosphere, and amenities including a dental office, liquor store, pharmacy, Pizza 73 Aama Nepalese Cuisine, Anytime Fitness, and a daycare. In a neighborhood with parks, pathways, community gardens, and a strong sense of community spirit, Heritage Hills is an amazing place to call home. Step into your home located in a quiet cul de sac, on a large pie shaped lot, backing the park & path! The main floor welcomes you with a spacious entry and expansive windows spanning the living room complete with a gas fireplace. The open kitchen is complete with granite countertops, a large pantry and raised eating bar. Just off the kitchen is your dining room complete with quick access to your amazing pie shaped backyard, with privacy and incredible potential for gardening and the space you've been looking for. The main floor is complete with a powder room, garage entrance and a well-sized main floor laundry. Upstairs a welcoming bonus room is located at the front of the home with gorgeous SW exposure, natural light and views. The primary bedroom is spacious with a walk in closet and 5 piece ensuite including a shower, soaker tub and large vanity. Completing the second floor are two additional bedrooms and a large full bath. The perfect family home! If you're looking for a quiet street, with amazing privacy in a great Cochrane community, this is it! Call your Realtor to book your showing today!