



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**63 Heritage Court  
Cochrane, Alberta**

**MLS # A2234252**



**\$765,000**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,118 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Basement Refrigerator, Balcony Gazebo

Welcome to 63 Heritage Court, a beautifully designed 4-bedroom, 4-bathroom fully finished walkout home offering over 2,100 sq ft above grade in the sought-after community of Heritage Hills. This spacious home features a double attached garage, a bright and open main floor with a large kitchen, and a cozy living room complete with an electric fireplace and tons of natural light. Step out onto the balcony with a charming gazebo&mdash;perfect for relaxing or entertaining&mdash;with stairs leading down to the fully fenced backyard. This property improves sustainable living and improves utility costs by including solar panels already installed! Upstairs, enjoy a generous bonus room, while the primary suite offers a double vanity, soaker tub, and separate shower. The home also features a finished walkout basement with a kitchen and a separate side entrance for added convenience. Some furniture is available for sale&mdash;please contact the listing agent for details. This versatile and well-appointed home is a must-see!