



**GRASSROOTS**  
REALTY GROUP

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## 98 Heritage Landing Cochrane, Alberta

**MLS # A2234457**

**\$819,000**



<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,330 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Rolling Slope, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Dishwasher (2), Dryer (2), Electric Stove (2), Refrigerator (2), Microwave (2), Washer (2), Blinds,		

Welcome to 98 Heritage – a truly breathtaking property nestled in the heart of Heritage Hills, ready to welcome its next family home. Perched on one of the largest lots in the community, this exceptional home offers unobstructed mountain views —even with future development. The beautifully landscaped backyard showcases over 2,500 sq ft of lush sod, a custom she-shed, new maple trees, planter boxes for your dream garden, and both an upper and lower deck —perfect for relaxing or entertaining. Inside, a thoughtful and functional floorplan awaits, featuring over \$100,000 in recent upgrades. The main floor is anchored by an entertainer's dream kitchen with quartz countertops, an extended island, and top-of-the-line stainless steel appliances. A spacious open living area with custom built-ins and a fireplace, a dedicated home office, and refinished maple hardwood floors bring together both style and comfort. Upstairs, the spacious primary retreat offers a spa-inspired 5-piece ensuite and a generous walk-in closet. Two additional bedrooms are connected by a full Jack-and-Jill bathroom, and the oversized bonus room and upper laundry room add extra functionality and ease for a growing family. One of the home's most impressive features is the fully finished walkout basement with its own private entrance via newly poured concrete steps. Designed with privacy in mind, the basement includes soundproofing and fireproofing between units. It features a full kitchen with granite countertops and stainless steel appliances, a large living area, an office nook, a spacious bedroom with ensuite, and its own laundry —perfect for extended family, guests, or rental potential. Completing this incredible home is a fully finished, heated, and insulated garage, a gated dog run with turf, on-demand hot

water, smart yard irrigation, beautifully updated bathrooms, and new lighting throughout. Located at the end of an exceptionally friendly cul-de-sac and just steps from a private park, Anytime Fitness, and more, the location offers the perfect blend of community and convenience. From its stunning views to its carefully curated updates, 98 Heritage isn't just a house—it's a place to call home. Come see it today and fall in love with everything it has to offer.