



GRASSROOTS
REALTY GROUP

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**38, 28 Heritage Drive
Cochrane, Alberta**

MLS # A2239702



\$389,900

Division:	Heritage Hills		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,368 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 350
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: N/A

Perched on the western ridge of town, Heritage Hills offers stunning views, a warm, family-friendly atmosphere, and everyday convenience. Enjoy easy access to local amenities including a dental office, liquor store, pharmacy, Pizza 73, Aama Nepalese Cuisine, Anytime Fitness, and a daycare all just steps away. This vibrant neighborhood features beautiful parks, scenic pathways, community gardens, and a strong sense of community spirit, making it a truly special place to call home. Whether you're buying your first home or looking to downsize in a well-rounded community, this is the perfect fit. Step inside and discover thoughtful design and practical living. The main entry welcomes you with a spacious mudroom and direct access to your single attached garage ideal for keeping life organized. Head upstairs to the bright and airy living room, featuring soaring ceilings, abundant natural light, and direct access to your private, ground-level deck. Just beyond, the modern kitchen is equipped with granite countertops, stainless steel appliances, pantry storage, and a generous dining area with sun-filled, south-facing windows. On the upper level, you'll find two large bedrooms each with its own ensuite offering privacy and comfort. The fully finished basement adds even more living space with a large rec room, perfect for relaxing or entertaining, along with a convenient brand new stacked washer and dryer. Don't miss your chance to own a beautiful home in one of Cochrane's most desirable communities. Call your Realtor today to book a private showing!