



GRASSROOTS
REALTY GROUP

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19 Heritage Heights Cochrane, Alberta

MLS # A2246468



\$745,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,225 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s), Wet Bar		
Inclusions:	Hot Tub, Deck Gazebo		

Welcome to your dream home in the sought-after community of Heritage Hills, Cochrane! This stunning front double attached garage residence offers a perfect blend of style, comfort, and breathtaking views. Ideally located across from a beautiful park, this home comes with gorgeous mountain views. Moreover, it also sits close to the Future HORSE CREEK SPORTS PARK and Future HIGH SCHOOL. Step inside and be greeted by high ceilings and an open-concept layout designed for both entertaining and everyday living. The gourmet kitchen features granite countertops, a large island and breakfast bar, seamless flow to the dining and living areas. From here, step out onto the spacious balcony—complete with GAZEBO—where you can soak in the gorgeous ROCKY MOUNTAIN VIEWS. This NORTH - FACING home backs onto a quiet back lane and offers total of 4 bedrooms, den plus a bonus room. The PRIMARY SUITE boasts a walk-in closet and a spa-inspired ensuite with spectacular mountain views from both the bedroom and bathroom windows. The bonus room overlooks the park and green space, creating a bright and relaxing retreat. The MAIN FLOOR includes a spacious den, mudroom, laundry, and powder room. The FINISHED WALKOUT BASEMENT features additional living room, rec room, full bathroom and a wet bar, making it perfect for gatherings. Additional upgrades include a HOT TUB and CENTRAL AIR CONDITIONING. Enjoy endless walking paths and QUICK ACCESS to Hwy 1A, commercial plazas with restaurants, GYM, pharmacy, gas station, DAYCARE, and more. Unlike some nearby communities, Heritage Hills is located AWAY from the train tracks so you can enjoy true PEACE and have quiet time. COME HOME to mountain views, peace, and unmatched convenience—this is Cochrane living at its finest. Book your showing

today.