



GRASSROOTS
REALTY GROUP

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

**8 Heritage Lane
Cochrane, Alberta**

MLS # A2247279



\$555,000

Division:	Heritage Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,483 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Paved, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

This home is just waiting for your personal touch in making it warm and inviting for you and your family. 3 bedrooms with laundry at the top of your wide staircase, with a spacious bonus room. The main floor has living room with new shiplap walls, dining/eating area and an island with bright kitchen over looking the backyard off of the deck, and the views!!! The backyard has green grass and large patio for entertaining, a covered storage area under the upper deck and a gate to access the walking path to the park. Undeveloped basement with Roughed in Bath ready to be developed.