



GRASSROOTS
REALTY GROUP

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

11 Heritage Link Cochrane, Alberta

MLS # A2248171



\$698,145

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,269 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

The Amari by Bedrock Homes combines modern style with practical design in the heart of Cochrane. Offering 2,270 sq. ft. of beautifully crafted living space, this 4-bedroom, 3-bathroom home features west-facing mountain views from the upper floor and a separate entrance to the basement, making it an ideal choice for families of all sizes. From the striking open-to-above foyer, you're welcomed into a main floor that includes a full bedroom and bathroom that is perfect for guests, a home office, or multi-generational living. The open-concept main level features a central kitchen, bright dinette, corner pantry and spacious great room at the rear of the home, ideal for entertaining. A mudroom that provides direct access to the double attached garage for added convenience. Upstairs, enjoy a central bonus room, two secondary bedrooms, a full bathroom, laundry room, and a private primary suite complete with a large walk-in closet and spa-inspired ensuite. A full basement awaits your personal design touches, the yard offers outdoor space for enjoyment. Thoughtfully designed for today's lifestyle, this home truly checks all the boxes.