



**GRASSROOTS**  
REALTY GROUP

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**27 Heritage Link  
Cochrane, Alberta**

**MLS # A2249127**



**\$724,395**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,436 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This Remi Model by Bedrock homes is situated on a beautiful corner lot with Mountain views! This model features a welcoming front foyer with open to above, a central flex room on the main floor, and a walk-through mudroom and pantry leading straight to the designer kitchen. The kitchen features coffered ceilings for an elegant feeling with a large island that opens up to the dining area and great room, great for a gathering space! The open to above staircase will lead you upstairs to find two secondary bedrooms with a full bathroom at the front of the home, a central bonus room, laundry, and a large primary suite. Last but not least primary bedroom features a spacious four-piece ensuite with a water closet, dual vanities, and a soaker tub, and conveniently leads straight to the large walk-in closet. Photos are representative.