



GRASSROOTS
REALTY GROUP

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

131 Heritage Heights Cochrane, Alberta

MLS # A2251841



\$599,500

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,554 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, S		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows		
Inclusions:	NONE		

Enjoy stunning unobstructed Rocky Mountain views from EVERY level of this beautiful semi-detached home. Built by Stepper Homes, quality homes with views like this are truly rare! The bright, open-concept main floor features a chef's kitchen with a large quartz island, walk-in pantry, and seamless flow into the living and dining areas—all framed by expansive west-facing windows that showcase the beautiful panoramic views. Step onto the spacious balcony with natural gas hookup for effortless outdoor entertaining. Upstairs, a central bonus room separates the private primary suite from two additional bedrooms. The primary suite is complete with stunning views, a 4-piece ensuite, and generous walk-in closet. Another 4 piece bathroom, and upper laundry room add more to this ample well appointed living space. The walk-out basement offers a fully finished 3-piece bathroom with a large walk in shower, partially finished rec room, and access to a covered lower patio deck—perfect for soaking in the unobstructed panoramic views. Located steps from scenic walking and biking paths, with nearby parks, shops, dining, future recreation fields and zoned for future school just north of this home! Easy access to Ghost Lake, Kananaskis, Canmore, Lake Louise, Banff, and Calgary!