



GRASSROOTS
REALTY GROUP

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104 Heritage Hills NE
Cochrane, Alberta

MLS # A2256483



\$639,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,535 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Multiple Driveways		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

ROOM TO MOVE! Don't miss this Heritage Hills detached home with 4 bedrooms, 4 bathrooms, double attached garage and so much more. With over 2,250 square feet of finished space, this 3 level home offers room for your growing family and/or visitors. The main floor features an open design floorplan generously laid out kitchen/living/dining and backyard access. It begins with a welcoming entrance, powder room, pantry and laundry room with garage access. The 2nd floor boasts 3 bedrooms, a 5 piece ensuite bath, additional 4 piece bath, and plenty of natural light. The lower level completes this home with a fourth bedroom, 3 piece bath, large family/rec room, wet bar and ample storage. A fenced in backyard provides outdoor space to relax, entertain and grow! This home is priced to sell, call your agent for a personal viewing.