



GRASSROOTS
REALTY GROUP

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121 Heritage Hill
Cochrane, Alberta

MLS # A2257209



\$924,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,708 sq.ft.	Age:	2012 (13 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Cedar, Mixed, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s)		

Inclusions: fridge(2), stove(2), Dishwasher(2), washer(2), dryer(2), shed

This stunning illegally SUITED 2700sq ft two-story offers a perfect blend of elegance, charm, and functionality. The lower level walkout suite is ideal for multigenerational living, guests, or even possibly an Airbnb or rental for additional income. From the moment you arrive, you are greeted with custom touches mirroring the character that awaits inside. The spacious entryway featuring double closets flows into the formal dining room effortlessly. Adjoining to the formal dining is a bright and open kitchen, an impressive wall of pantry cabinets, gorgeous backsplash, and stainless-steel appliances. A large kitchen peninsula with additional seating provides a perfect spot to gather, prep meals, and gaze over the spacious living area. The main floor is bathed in sunlight pouring through a wall of windows, offering breathtaking views of the park just beyond. The dining room opens to a spacious deck with glass viewing panels and gas BBQ hookup. Backing onto parkland, biking and walking trails, this home is also ideally located right next to a bus stop for all school ages, making this home perfect for families of all ages and lifestyles. The custom spiral staircase down to the backyard allows for easy access to enjoy your inviting firepit and custom storage shed. The cozy main floor, highlighted by a beautiful gas fireplace, flows seamlessly from the kitchen and dining space. Every inch of this home exudes sophistication, from the elegant finishes to the thoughtful details throughout. A main-floor office with glass French doors offers a quiet retreat, while a half bath, main-floor laundry/mudroom, and easy access to the garage add practicality. The double garage creates additional parking and significant storage with a large walk-up mezzanine and room for two vehicles. Upstairs, four massive bedrooms, including a master retreat that truly feels like a sanctuary. This serene space is

complemented by a luxurious ensuite with a massive soaker tub, glass walk in shower, large walk-in closet, and an attached, insulated office or potential nursery. A bonus room on this level offers endless possibilities, whether used as a playroom, entertaining space, or a cozy gathering spot for the whole family. The lowest level offers an additional 1100+ sq ft and provides exceptional value with a beautifully designed in-law suite. Two generously sized bedrooms, full bath, and a custom kitchen that overlooks a spacious living area. Walk directly out of the suite to the meticulously landscaped backyard, with easy access around the side walkway. Motion-sensing lighting ensures safety as you make your way to the suite's private entry. This home has many upgrades throughout including air conditioning, two gas furnaces, an oversized 75 gallon hot water tank, built in sound speakers, underground sprinklers, central vac, and much more! This home is a rare find, offering not only luxury and style but also versatility and thoughtful design. Don't miss the opportunity to make this dream home yours!