



GRASSROOTS
REALTY GROUP

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**36 Heritage Lane
Cochrane, Alberta**

MLS # A2257296



\$575,000

Division:	Heritage Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gazebo, Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this true 10/10 meticulously maintained fully finished home with an amazing location, rocking MOUNTAIN VIEWS with a SUNNY SOUTH facing yard that backs GREEN SPACE with a custom built pergola and a professionally designed/constructed backyard with dozens of strategically placed plants making this by far the best backyard oasis on the street! This is not your cookie cutter home, this home is truly one of a kind with incredible upgrades throughout. The bright main level layout feels like a luxury show home with a quartz island, quartz countertops, full length white cabinetry, modern light fixtures, stainless steel appliance package, sleek subway tile backsplash, pantry, bright pot lights, AIR CONDITIONING, luxury vinyl plank flooring, half bath, recently installed alarm system, knockdown 9 ft ceilings, gold kitchen hardware and a sunny OPEN CONCEPT layout that seamlessly ties the main floor together to feel like home. Step into the perfectly manicured south facing backyard with recently installed privacy glass plus added privacy by being on green space versus backing directly into a "fishbowl" of rear neighbours and the well thought out professionally landscaped backyard features a custom built pergola sitting area with a watering system mister and dozens of different types of native plants strategically placed and planted- these are some major upgrades! The upper level greets you with the well laid out primary bedroom retreat that hosts a walk-in closet, a private balcony (with upgraded privacy glass) that offers spectacular views of Cochrane/ the mountains and a 5 piece ensuite bathroom with a dual sink quartz vanity, shower and a deep soaker tub. The spacious 2nd and 3rd bedrooms upstairs are conveniently located next to the 2nd full bathroom (also with a quartz countertop) which is adjacent to the upstairs laundry closet. The

BUILDER FINISHED BASEMENT has a SEPARATE SIDE ENTRANCE and hosts a family room, another bedroom and a beautifully finished bathroom including a quartz countertop, tiled shower and tiled flooring that matches the rest of the home perfectly. This home is like-new, it has been professionally cleaned every two weeks since it has been lived in and is the definition of pride of home ownership. Don't lift a finger because this highly upgraded home with an amazing location is ready for its next owner and this property shows even better in person - come see for yourself!