



GRASSROOTS
REALTY GROUP

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23 Heritage Rise Cochrane, Alberta

MLS # A2257954



\$549,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,523 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Concrete, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MX
Utilities:	-

Inclusions: sprinkler system

Discover your perfect home in Cochrane with this exceptional detached house, nestled in the highly desirable Heritage Hills community. This charming residence is fully fenced at both the front and back, making it an ideal for families with children or pets. Located on a serene street, this home combines tranquility and convenience perfectly. The inviting outdoor spaces include a delightful front porch on this east-facing home, perfect for enjoying your morning coffee while basking in the gentle morning sun. Upon entering, you'll be welcomed by an open-concept layout. To your right is a convenient front closet, and directly ahead is a half bathroom. The kitchen, boasts a gas range stove, a pantry, and ample cupboard space. Generous windows at both the front and back of the house ensure the main floor is bathed in natural light. A set of wide stairs leads you to the spacious upper level. Here, you'll find a storage closet and an additional room perfect for storage or laundry. The primary bedroom features its own private bathroom, while two other bedrooms share a full bathroom. The versatile basement is unfinished and houses the washer and dryer. At the rear of the property, the oversized 22x24-foot garage is insulated and features an overhead gas tube heater, and ventilation fans, perfect for any home workshop enthusiast. The yard is equipped with a sprinkler system to keep the lawn looking its best. Conveniently located just down the hill, you'll find a variety of amenities, including restaurants, a gym, and a daycare. Across the highway, there's a gas station, a Tim Hortons, and a police station. Living on Cochrane's west side provides easy access to the mountains for day trips while still enjoying the benefits of town living. Don't miss the opportunity to explore this remarkable home today—it's brimming with features to enhance

your lifestyle!