



GRASSROOTS
REALTY GROUP

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**32 Heritage Lane
Cochrane, Alberta**

MLS # A2261936



\$515,000

Division:	Heritage Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

MOUNTAIN VIEWS | SOUTH-FACING BACKYARD | BACKING ONTO GREENSPACE | END UNIT | NO CONDO FEES. This stunning home combines a dream location with modern luxury—just like new! The bright, open-concept main level feels like a show home, featuring a large quartz island, full-length white cabinetry, sleek subway tile backsplash, gold hardware, modern lighting, stainless steel appliances, and a pantry. Knockdown 9-ft ceilings, pot lights, and luxury vinyl plank flooring add to the upscale feel. A convenient main floor half bath completes the space. Enjoy incredible views from every level with no neighbours behind. The sun-drenched living room offers direct access to the south-facing backyard, backing onto greenspace and pathways that weave throughout the community. Added luxury of motorized blinds on main floor and stairwell. Upstairs, the primary retreat is a true sanctuary with a walk-in closet, private balcony overlooking Cochrane and the mountains, and a spa-inspired 5-piece ensuite with dual quartz vanity, glass shower, and deep soaker tub. Two additional bedrooms share a full bathroom (also with quartz countertops), and the upper-level laundry closet adds everyday convenience. The home also features a separate side entrance leading to an undeveloped basement—perfect for storage or future customization. With NO CONDO FEES, mountain views, and a prime location backing onto a park and greenspace, this property offers the perfect blend of tranquility and modern design. OPEN HOUSE Sunday Oct 5th (noon-2 pm)