



**GRASSROOTS**  
REALTY GROUP

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## 220 Heritage Heights Cochrane, Alberta

**MLS # A2262181**

**\$555,000**



<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Off S		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

220 Heritage Heights &ndash; Modern Comfort Meets Everyday Luxury Welcome to 220 Heritage Heights, a beautifully designed 3-bedroom, 4-bathroom home that perfectly blends modern elegance with everyday comfort. Step inside to discover a bright, open-concept main floor featuring luxury vinyl plank flooring, stylish finishes, and a white and bright kitchen featuring stainless steel appliances, quartz countertops, gas rough-ins, and ample cabinetry for all your storage needs. The inviting living area centres around a modern electric fireplace and opens onto a sun-soaked south-facing deck and backyard&mdash;perfect for entertaining or relaxing. Upstairs, you&rsquo;ll find three spacious bedrooms, including a primary suite with a private ensuite and Double closets, plus convenient upper-level laundry for day-to-day ease. The fully developed lower level offers amazing versatility, designed as an Airbnb (illegal) suite with a separate walk-out entrance, full bathroom, laundry, and entertainment space&mdash;ideal for generating extra income or hosting extended family. Outside, enjoy the convenience of a double attached garage, proximity to a neighbourhood playground, and walking distance to the new Heritage Sports & Recreation Park currently being developed&mdash;bringing future sports fields, trails, and community amenities just steps from your door. Don&rsquo;t miss your chance to own this exceptional property&mdash;book your private showing today!