



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**90 Heritage Circle
Cochrane, Alberta**

MLS # A2267772



\$549,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,734 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Nestled in the NEW COMMUNITY of HERITAGE HILLS in Cochrane, this BRIGHT, BEAUTIFUL, NEVER-LIVED-IN DUPLEX offers 3 bedrooms, 2.5 bathrooms, and a DOUBLE ATTACHED GARAGE, providing the perfect blend of modern comfort and stylish design. The main floor delights with LARGE WINDOWS that flood the space with natural light, 9-foot ceilings, and durable LVP flooring throughout. The OPEN-CONCEPT LAYOUT showcases a SPACIOUS KITCHEN featuring STAINLESS STEEL APPLIANCES, kitchen island, QUARTZ COUNTERTOPS, and a PANTRY, all drawn together by a seamless flow into the living area. The living room is accented with a beautiful TILED FEATURE WALL with ELECTRIC FIREPLACE, creating a cozy yet contemporary focal point for the home. Balcony doors lead to your back DECK where you can relax, barbeque and entertain your guests. Upstairs, you'll find a good-sized BONUS ROOM ideal for a media or play space, a GENEROUS SIZED PRIMARY BEDROOM with a WALK-IN CLOSET and a 4-PIECE ENSUITE, plus two additional bedrooms and a laundry room for everyday convenience. The basement is ready for your personal development, offering endless potential. Heritage Hills is a brand-new community conveniently located near Mountain Ridge Plaza, where you'll find a grocery store, restaurants, a gym, a pharmacy, a dental clinic, and a daycare. Cochrane offers an easy commute to Calgary while providing quick access to the mountains for weekend escapes. This home is a great opportunity to enjoy modern living in a vibrant new neighborhood. DON'T MISS THE OPPORTUNITY TO MAKE THIS YOUR NEW HOME! BOOK A SHOWING TODAY...