



**GRASSROOTS**  
REALTY GROUP

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**110 Heritage Place NE**  
**Cochrane, Alberta**

**MLS # A2272509**



**\$899,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,215 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Gentle Sloping, Irreg		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, See Remarks, Space Heater	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Wired for Sound		
<b>Inclusions:</b>	Tv in Master Suite, King Size Bed & Bedding		

Welcome to 110 Heritage Place, a truly one-of-a-kind, custom-built Assured Home set on an expansive 8,600 sq. ft. lot in a quiet cul-de-sac. With breathtaking mountain views, a private yard, RV storage, and a massive heated oversized attached double garage, this thoughtfully designed home offers exceptional features for every lifestyle. Step inside to a spacious ceramic tile foyer where pride of ownership is immediately evident. Just off the entry is a convenient 2-piece powder room and direct access to the heated oversized double garage, complete with built-in cabinetry, workbenches, and extensive storage &mdash; a dream space for car enthusiasts and lift-ready. And just when you think this home couldn't get any more thoughtful&hellip; meet the dog door ?? Located beside the garage entrance, this premium smart dog door is activated by your dog's collar and leads to a covered ramp and fully fenced dog run &mdash; because every family member deserves a little luxury, paws included. Continue through the walk-through pantry and into the heart of the home. The chef-inspired kitchen offers ample counter and cupboard space, a Whirlpool fridge/freezer combo, and a Samsung induction oven, perfect for everyday living and entertaining. The open dining area leads to a spectacular 700 sq. ft. deck &mdash; an entertainer's paradise complete with a built-in hot tub and wiring for sound and heat for year-round enjoyment. The inviting living room is anchored by a cozy gas fireplace. Upstairs, brand-new carpet leads to a bright open hallway and elegant French doors opening into the primary suite &mdash; a true hotel-style retreat featuring a custom built-in king-size bed with integrated lighting and breathtaking mountain views. The spa-inspired ensuite includes a corner soaker tub, granite countertops, and a double vanity. Two

generously sized bedrooms share a 3-piece Jack & Jill bathroom, along with a dedicated laundry room and a massive bonus room overlooking the cul-de-sac with soaring ceilings and an abundance of natural light. The walk-out basement offers excellent flexibility with suite potential, including living space, microwave, washer and dryer, and a 3-piece bathroom with a soaker tub. Step outside to the expansive backyard with room for a large garden, outdoor living, and rare on-site RV storage. Thoughtfully designed and meticulously maintained, this is more than a home — it's a lifestyle.