



GRASSROOTS
REALTY GROUP

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

**33 Heritage Park
Cochrane, Alberta**

MLS # A2274513



\$899,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,442 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Finishes, features, and specifications may vary. Discover the perfect blend of character and modern design in this Contemporary Craftsman-style home, thoughtfully designed to maximize light, comfort, and scenic surroundings. Backing onto green space with partial mountain views, this residence offers a peaceful setting paired with refined finishes and functional living spaces. The main and upper levels feature three well-appointed bedrooms and 2.5 bathrooms, ideal for families or professionals seeking a stylish yet practical layout. An enhanced lighting package throughout the home creates a bright, inviting atmosphere, highlighting the craftsmanship and architectural details at every turn. Upstairs, the secondary bedrooms are connected by a Jack & Jill bathroom, offering both privacy and convenience, while the primary bedroom provides a comfortable retreat designed for everyday living. The walk-out basement, currently undeveloped, presents endless potential to customize additional living space—whether for a recreation area, home gym, media room, or future guest suite—while maintaining direct access to the backyard and natural surroundings. With its Contemporary Craftsman aesthetic, scenic backdrop, and opportunity for future expansion, this home offers a rare combination of style, setting, and versatility—perfectly suited for modern living.