



GRASSROOTS
REALTY GROUP

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8 Heritage Link Cochrane, Alberta

MLS # A2275137



\$750,645

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Metal Siding , Vinyl Siding, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Amazing mountain views from this West-facing walkout backyard! The Hadley features a flowing open concept design that starts right as you enter, offering an open-to-above foyer and walk-through mudroom that leads into the walk-through pantry. The central kitchen features a large island overlooking the spacious great room and dining area, which are located near the back of the home. Heading upwards, the second level has a spacious bonus room, laundry room, full bathroom and two secondary bedrooms. A bridge over the foyer leads to the primary bedroom, boasting a large ensuite and a walk-through closet conveniently leading to the laundry room.