



GRASSROOTS
REALTY GROUP

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

**11 Heritage Link
Cochrane, Alberta**

MLS # A2275697



\$682,395

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

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

The Amari seamlessly blends form and function, making it an ideal place to call home. Just off the open-to-above foyer, you're greeted by a full bathroom and bedroom located on the main floor. The rest of the main level opens up to reveal a central kitchen, and a dinette and great room at the rear of the home. Convenience is plentiful thanks to the walk-through pantry and mudroom just off the double car garage. Upstairs, you'll find a large central bonus room, laundry room, two secondary bedrooms, full bathroom, and a primary bedroom with a roomy ensuite and walk-in closet. Photos are representative.