



**GRASSROOTS**  
REALTY GROUP

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**11 Heritage Link  
Cochrane, Alberta**

**MLS # A2275697**

**\$682,395**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.