



**109 Heritage Park
Cochrane, Alberta**

MLS # A2277126



\$584,900

Division: Heritage Hills

Type: Residential/Duplex

Style: 2 Storey, Attached-Side by Side

Size: 1,522 sq.ft. **Age:** 2026 (0 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.06 Acre

Lot Feat: Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-MD

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home

Inclusions: N/A

Introducing the "Percy"! Nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 109 Heritage Park is a 1,522 sqft attached home which shows the quality workmanship and attention to detail in both design and finishings of Fifth Avenue Homes. The main floor features an open plan with a spacious great room, open to the kitchen and eating area, perfect for entertaining and family gatherings. Beautiful kitchen with custom cabinets, top-of-the-line fixtures, pantry, table-top island with breakfast bar. Access to the 10'x10' deck from the dining nook. Completing the main floor: 2 piece bathroom and access to the double garage. The upper level is perfectly designed with a loft area which is a great space for toys, TV or computer desk. Two spacious bedrooms, 4 piece bathroom, laundry plus the primary bedroom suite with a 3 piece ensuite and walk-in closet. Minutes to the 1A highway west to the mountains or head east for an easy commute to Calgary; close to old town Cochrane with its many shops and restaurants.