



GRASSROOTS
REALTY GROUP

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**215 Heritage Heights
Cochrane, Alberta**

MLS # A2278114

\$564,900



Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,567 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Views		

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-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

NO NEIGHBORS BEHIND - BACKING ONTO PARKS & RECREATION AREA - STUNNING MOUNTAIN VIEWS - FULLY FINISHED WALKOUT - OVER 2,200 SF - DOUBLE ATTACHED GARAGE - VACANT FOR QUICK POSSESSION... Experience elevated living in this meticulously crafted modern semi detached home, backing onto proposed park & recreation space offering over 2,200 sq ft of beautifully developed living space, stunning mountain views, walk-out finished basement, 3 spacious bedrooms, 3 bathrooms, and striking 9-foot ceilings throughout. With architectural details that balance sophistication and function, this home delivers comfort, style, and unbeatable value. As you step inside, you're welcomed by a bright, open-concept main floor—ideal for both daily life and entertaining. The chef-inspired kitchen is a true centerpiece, featuring elegant quartz countertops, stainless steel appliances, a gas range, and a generous central island perfect for prepping, dining, and gathering. The adjacent living room is anchored by a beautiful electric fireplace and is bathed in natural light thanks to oversized windows that frame unobstructed views of the mountains and open plains. Step out onto the private back deck to spectacular mountain views to the west and open fields to the north, perfect for BBQs or quiet evenings soaking in the scenery. Upstairs, the home continues to impress with a stunning bonus room showcasing soaring ceilings and custom-built-in cabinetry—perfect as a home office, lounge, or creative space. The expansive primary suite offers a tranquil retreat, complete with a sleek 3-piece ensuite and a large walk-in closet. Two additional well-sized bedrooms and a full bathroom offer comfort and flexibility for family or guests. The fully developed walkout basement adds incredible versatility to this home, with large windows, a

stylish wet bar with a full size fridge, and custom cabinetry, it's the ideal space for a home theater, guest suite, or secondary living area. The walkout design opens to a private grade-level concrete patio and fully fenced yard. A large furnace/storage room offers additional practicality, with the option of adding a bathroom with rough in plumbing. Location is key, heritage hills offer an abundance of green space walking/bike paths and close proximity to schools, parks and all amenities with easy access to highway 1A leading you to the mountains in less than an hour. You're going to love this home, perfectly blending modern elegance with functional design and breathtaking views, this home is ready to impress. Book your viewing today!