



GRASSROOTS
REALTY GROUP

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**90 Heritage Circle
Cochrane, Alberta**

MLS # A2283545



\$549,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,734 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

LOCATED in the BRAND NEW COMMUNITY OF HERITAGE HILLS, this BRIGHT, STYLISH, NEVER LIVED IN SEMI-DETACHED HOME offers 3 bedrooms, 2.5 bathrooms, and a DOUBLE ATTACHED GARAGE for seamless everyday living. The main floor shines with EXPANSIVE WINDOWS that bath the space in natural light, 9-FOOT CEILINGS, and durable LVP flooring throughout the main floor. Its OPEN CONCEPT DESIGN centers around a generous kitchen complete with STAINLESS STEEL APPLIANCES (TO BE INSTALLED BEFORE POSSESSION), a kitchen island, QUARTZ COUNTERTOPS, and a pantry, all flowing smoothly into the inviting living area. A TILED FEATURE WALL with an ELECTRIC FIREPLACE adds a contemporary focal point to the living room, while balcony doors open to a back deck ideal for relaxing, barbecuing, and entertaining. Upstairs, enjoy a versatile BONUS ROOM perfect for a media or play area, a spacious primary bedroom with a WALK-IN CLOSET and a 4-PIECE ENSUITE, plus two additional bedrooms and a convenient laundry room. The basement awaits your personal touch, offering endless potential for future development. Heritage Hills is a VIBRANT, GROWING COMMUNITY just moments from Mountain Ridge Plaza, where you'll find a grocery store, restaurants, a gym, a pharmacy, a dental clinic, and a daycare. Commuting to Calgary is easy, with QUICK ACCESS TO THE MOUNTAINS for weekend adventures. This home presents an excellent opportunity to embrace modern living in a dynamic new neighborhood. DON'T MISS YOUR CHANCE! BOOK YOUR SHOWING!