



**53 Heritage Park  
Cochrane, Alberta**

**MLS # A2284519**



**\$879,900**

**Division:** Heritage Hills

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,511 sq.ft. **Age:** 2026 (0 yrs old)

**Beds:** 4 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.01 Acre

**Lot Feat:** Backs on to Park/Green Space, Rectangular Lot

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tray Ceiling(s), Vinyl Windows, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

**\*\* AUGUST 2026 POSSESSION \*\*** Select your Finishes! Welcome to the community of Heritage Hills in Cochrane. This beautiful home built by Canbrook Homes will have amazing finishes throughout with 4 bedrooms and 2-1/2 bathrooms and with approximately 2447sq/ft of developed space from builders plans. The main floor features a large open concept with 9ft ceilings, an office, and vinyl plank flooring. The living room has large windows with a gas fireplace and open concept design to the kitchen and dining area which leads to your west facing deck with mountain views! The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance package with a large walk through pantry through the mudroom. The upper floor has a large primary bedroom with an attached 5 piece en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, and large walk-in closet with built-in cabinets. The upper floor has 3 more additional spacious bedrooms with walk-in closets and a 4 piece bathroom, with the laundry room conveniently located on the top floor, you also have a large Bonus Room centrally located. The basement has a walk-out and plumbing roughed in for your development. Enjoy your double car garage with extra space for storage and parking. Pictures are a rendering and not an exact match, finished pictures are from a similar build the builder has completed. This home is conveniently located close to shopping, parks, with easy access to Highway 1A and 22X. Call today for directions and more details.