



**GRASSROOTS**  
REALTY GROUP

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**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 |        |                  |

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

**Inclusions:** 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.