



**69 Heritage Park
Cochrane, Alberta**

MLS # A2284599

\$599,900



Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,794 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:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Introducing the "Austen"! Nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 69 Heritage Park is a 1,794 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 dining 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 9'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 with walk-in closets, 4 piece bathroom, laundry room plus the primary bedroom suite with a 5 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.