



**24 Heritage Link
Cochrane, Alberta**

MLS # A2287354



\$698,145

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,375 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	n/a		

Backing onto sweeping west-facing mountain views, this 3-bed, 2.5-bath walkout home offers 2,328 sq ft of thoughtfully designed living space with an abundance of natural light throughout. The open-concept main floor features 9' knockdown ceilings, an upgraded kitchen with ceiling-height cabinetry, chimney hood fan, and walk-through pantry — all flowing seamlessly to a spacious deck where those views take centre stage. A main floor flex room adds versatility for a home office or guest room, while a large bonus room upstairs provides the perfect family lounge or media retreat. The primary bedroom impresses with dual vanities, a freestanding soaker tub, and a generous walk-in closet. Premium touches include undermount sinks, soft-close cabinetry, added windows, and smart home technology including a smart thermostat and keypad front lock. The walkout basement with 9' foundation and rough-in bath is primed for potential future development. High-efficiency mechanical systems ensure year-round comfort.