



**8 Heritage Lane  
Cochrane, Alberta**

**MLS # A2288723**



**\$499,999**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Paved, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** n/a

NO CONDO FEES!! This home is just waiting for your personal touch in making it warm and inviting for you and your family. 3 bedrooms with laundry at the top of your wide staircase, with a spacious bonus room. The main floor has living room with new shiplap walls, dining/eating area and an island with bright kitchen overlooking the backyard off of the deck, and the views!!! The backyard has green grass and large patio for entertaining, a covered storage area under the upper deck and a gate to access the walking path to the park. Undeveloped basement with Roughed in Bath ready to be developed.