



**46 Heritage Landing
Cochrane, Alberta**

MLS # A2289234



\$649,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: Garage opener controls

Nicely situated on an interior corner lot (i.e. loads of parking) within an upscale, no-through cul-de-sac; paved back lane to create additional separation between you and the neighbors. A pristine 4-bedroom + main floor den detached home offering unbeatable value in Heritage Hills. The main floor features a bright/welcoming front foyer, large functional kitchen with stainless steel appliances/granite counters/island/breakfast bar/pantry/loads of extra cupboard/counter space, spacious living room with feature gas fireplace/tasteful built-ins, den, 2-piece powder room and large mudroom off double attached garage. Upper level houses a substantial primary bedroom (13' X 18') with walk-in closet/full ensuite, 2 additional bedrooms, main bathroom and oversized laundry room. Lower level is fully developed to include a spacious family room, bedroom and bathroom. Upgrades include richly stained millwork, wrought-iron rails, built-in sound & nine-foot ceilings. Gargantuan 14' X 23' freshly painted deck to fully landscaped/fenced yard; complete with an interlocking firepit pad and walkway. Steps to amenities (i.e. Anytime Fitness, Coop liquor, pharmacy, Pizza 73 and dentist), public transportation and parks. Book your showing today!