



**48 Heritage Green
Cochrane, Alberta**

MLS # A2291764



\$850,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Heritage Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,373 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Over | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Garden, | | |

| | | | |
|--------------------|-------------------------------------|-------------------|------|
| Heating: | Baseboard, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: All TV wall mounts, attached shelving in bathrooms, wall hooks, and hot tub. Appliances in the suite: fridge, built-in oven, built-in microwave, electric counter-top stove, hood-fan, stacking washer and dryer.

Welcome to this FULLY FINISHED 2-storey walkout home in the desirable community of Heritage Hills. Perfectly positioned BACKING ONTO GREENSPACE & PATHWAYS with stunning SOUTH-FACING VIEWS over the town & mountain peaks. The main floor has been refreshed with REFINISHED HARDWOOD flooring, FRESH PAINT throughout, UPDATED LIGHTING, & select newer APPLIANCES. A MAIN FLOOR OFFICE offers the perfect work-from-home space, while the MUDROOM features BUILT-IN STORAGE BENCHES and access to a convenient WALK THROUGH PANTRY leading into the kitchen. The kitchen showcases rich cabinetry with soft-close doors, GRANITE COUNTERS, ample storage, and an ideal layout for everyday living and entertaining. The living room features a gas fireplace with fan, and LARGE WINDOWS capture the INCREDIBLE VIEWS. Step outside to the full-width upper deck with glass railing, perfect for enjoying the sunny south exposure. Upstairs, OPEN RAILING leads to a VAULTED BONUS ROOM complete with TIERED THEATRE SEATING & a WET BAR. The PRIMARY BEDROOM retreat includes PATIO DOORS TO A SOUTH-FACING DECK, a 5PC ensuite with dual sinks, corner soaker tub, & separate shower, & a CUSTOM CALIFORNIA WALK-IN CLOSET. Two additional bedrooms both with California closets, share a 4pc J&K BATHROOM, & the UPPER LAUNDRY room includes a SINK, & cabinets, for additional storage. The fully finished WALKOUT BASEMENT features an ILLEGAL SUITE with vinyl plank flooring, cozy living room with SEPARATE LAUNDRY, an open eat-in kitchen area with VIEWS, & access to the COVERED LOWER DECK. A spacious bedroom with walk-in closet & 4PC bathroom complete the level. Outside, enjoy a tiered backyard with garden space, HOT TUB, & separate

OUTDOOR LIVING AREAS ACROSS ALL 3 LEVELS. Additional features include GEMSTONE EXTERIOR LIGHTING, SOLAR PANELS, FULLY AUTOMATED UNDERGROUND SPRINKLERS & a new exterior door. The OVERSIZED garage is wired with an ELECTRIC CAR CHARGER. Conveniently located with quick access into town or out to Ghost Lake.