



**48 Heritage Green  
Cochrane, Alberta**

**MLS # A2291764**



**\$850,000**

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

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

**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&nbsp;JACK & JILL 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.