



**151 Heritage Drive
Cochrane, Alberta**

MLS # A2298031



\$609,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	(R-LD)
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: none

DOUBLE DETACHED GARAGE | 5 BEDROOMS | 4 BATHROOMS | FULLY DEVELOPED | MOUNTAIN VIEWS Looking for a move-in ready family home in the desirable community of Heritage in Cochrane? Welcome to 151 Heritage Drive. This fully developed home checks all the boxes. With impressive curb appeal and plenty of street parking, this elevated lot features a large front porch that is perfect for enjoying your morning coffee, soaking up sunny afternoons, or waiting for the kids to walk home from the future Heritage School K-8. Upon entry, the main floor offers an open-concept layout with ample space for both living and dining. The kitchen is designed for busy family life and entertaining, featuring a large breakfast island, stone countertops, stainless steel appliances including a gas range, a dedicated pantry, and plenty of storage. Updated modern fixtures and a cozy gas fireplace create a warm and welcoming atmosphere. Upstairs, the primary bedroom suite offers the privacy adults in the home will appreciate, complete with a walk-in closet and a 5-piece ensuite featuring a stand-up shower and soaker tub. Two additional bedrooms and a 4-piece bathroom complete the upper level. The fully developed basement adds even more functional living space with two additional bedrooms that are perfect for young adults, guests, or a home office. The lower level also includes a convenient bathroom and a large family/recreation room. The backyard offers great sun exposure for gardening, while the double detached garage provides all the storage you could need. There is also an adjacent parking pad with room for RV parking if desired. Quick possession is available. Book your private showing today!