



**11 Heritage Circle
Cochrane, Alberta**

MLS # A2302368



\$719,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,275 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

Welcome to this stunning Cochrane 2 Storey, offering over 2,200 SF of refined living space. This home features 5 bedrooms and 4 bathrooms, including a fully developed walk-up basement with its own side entrance, kitchen, living area, two bedrooms, and a full washroom—an ideal setup for extended family or guests. The main level welcomes you with an expansive open-concept layout, high 9' ceilings, and an abundance of natural light. Designed for the modern professional, the floor includes a private office behind milk glass doors and a convenient guest powder room. The gourmet kitchen is a focal point, boasting Bone White shaker cabinetry paired with pearl sheen countertops. A sleek subway tile backsplash and a massive central island. Desert Gold vinyl flooring that adds a warm, inviting atmosphere throughout. The adjacent living room features a clear stone fireplace with integrated Bluetooth audio and a striking Azure blue mantel, perfect for sophisticated entertaining. Upstairs, the scale of the home truly shines. A staggering 20' x 15' bonus room offers versatile space for a secondary lounge, play area, or additional workstations. The primary suite serves as a private retreat, featuring a walk-in closet and a 5-piece spa ensuite equipped with "his and hers" vanities as well as a deep soaker tub and an oversized custom shower. The exterior commands attention with a Royal Navy Blue facade, accented by board-and-batten and rustic wood-grain features. Beyond its curb appeal, the home is equipped with an HRV system to ensure constant fresh air circulation, complementing the crisp mountain air of the region. Situated on a quiet road with breathtaking mountain views, this home offers a rare combination of size, style, and value. Enjoy immediate access to world-class skiing, hiking, and camping. With a robust local economy and unparalleled

affordability, this Cochrane gem is an exceptional opportunity.