



**11 Heritage Circle  
Cochrane, Alberta**

**MLS # A2191091**



**\$749,900**

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

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

**Inclusions:** N/A

**OPEN HOUSE - SATURDAY Feb 8 - 11am to 3pm.** Welcome to this stunning home in Cochrane offering over 2,200 SF of living space. This incredible home is finished top to bottom with beautiful modern finishes and the perfect layout for growing and large families. 3 Full bedrooms, Two and a half bathrooms, office and an enormous Bonus room. Bright and well lit with 9' ceilings and located on a quiet road with breath taking mountain views make this home a standout it growing Cochrane.

Step on to the main floor which offers a huge open concept kitchen with a massive island, spacious dining room and fireplace lit living room. Not to mention the private office on the main floor for the professionals and an added guest bathroom. The finishes in this home are beautiful and its evident from the photos. The kitchen has Bone white shaker cabinets, pearl sheen countertops and sleek subway style backsplash. The living room has a clear stone fireplace with Bluetooth audio and speaker against an Azure blue mantel. Milk glass doors in the office give it the privacy needed for professionals when working from home and the floor is adorned with dessert gold vinyl flooring providing the home with a warm atmosphere.

Upstairs is just as impressive. The bonus room is a staggering 20 x 15 feet! Fitting several couches, tables, and even desks for additional office space as well as entertainment. The master bedroom is complete with a walk in closet and a 5 piece ensuite bathroom. The Ensuite comes complete with "his and hers" vanities, deep soaker tub and oversized custom shower. Lush carpets on the second floor provide the second floor with perfect comfort.

Massive Vinyl windows pour light into the spacious living space. The HRV system in the home provides constant clean air circulation to keep the air quality high to compliment the mountain air of Cochrane. The exterior has a royal presence with Navy Blue Vinyl siding, board and batten and rustic wood grain features to round out the long lasting and durable exterior.

The basement is wide open and brimming with potential and has its own separate entrance. Dont miss your chance to own this beautiful home in Cochrane with local access to skiing, hiking, horseback riding, and camping. A robust economy, Alberta mountains and one of the most affordable places in AB. Location, size, and finishes. This home is a gem.