



GRASSROOTS
REALTY GROUP

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**113 Heritage Bay
Cochrane, Alberta**

MLS # A2207105



\$789,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,906 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Soaking Tub		

Inclusions: Basement- Refrigeratar, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, White Pantry, Electric Wall Fireplace. Garage-Refrigerator, Freezer, Firepit, Shed. All TV arms, Alarm, and Video Door Bell (no contract)

MOUNTAIN VIEWS | WALKOUT | ILLEGALSUITE W/FULL APPLIANCES | CENTRAL AIR | THREE FIREPLACES Welcome home to 113 Heritage Bay. This two-storey walkout home is perfect for someone wanting a fully functional suite that comes complete with five full-size appliances. Hardwood floors greet you upon entry, and the main floor is perfect for entertaining. Granite counters, a SMART fridge plus a SMART gas range with convection/air fry options, a gas fireplace, and lots of windows truly make this an excellent floor plan for gathering with friends and family. Enjoy the Rocky Mountains from the backside of the home, including the gorgeous view from the upper, full-length deck. The upper floor features a loft/office space, two bedrooms plus a generous sized primary with a 4-piece ensuite, another 4-piece bath, and the convenience of upper floor laundry with lots of shelving. The illegal walkout basement suite is perfect for those who want a self-contained, independent suite with ALL FULL-SIZED appliances. The basement suite gives you direct access to your own patio, an open kitchen and living room area with a gas fireplace, a large bedroom with a walk-in closet, and a 3-piece ensuite to complete it. This home is separated from others with a back lane, has central air, a double attached garage, and comes with many additional goods. Don't miss this opportunity and book your showing today. The community of Heritage Hills has a fantastic community vibe, a commercial area, is slated for a high school, and will be home to the future Horse Creek Sports Park.