



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**53 Heritage Park
Cochrane, Alberta**

MLS # A2212411

\$889,900



Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tray Ceiling(s), Vinyl Windows, Wired for Data, Wired for Sound		

Inclusions: N/A

****NOVEMBER/DECEMBER 2025 POSSESSION **** Welcome to the community of Heritage Hills in Cochrane. This beautiful home built by Canbrook Homes will have amazing finishes throughout with 4 bedrooms and 2-1/2 bathrooms and with approximately 2447sq/ft of developed space from builders plans. The main floor features a large open concept with 9ft ceilings, an office, and vinyl plank flooring. The living room has large windows with a gas fireplace and open concept design to the kitchen and dining area which leads to your west facing deck with mountain views! The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance package with a large walk through pantry through the mudroom. The upper floor has a large primary bedroom with an attached 5 piece en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, and large walk-in closet with built-in cabinets. The upper floor has 3 more additional spacious bedrooms with walk-in closets and a 4 piece bathroom, with the laundry room conveniently located on the top floor, you also have a large Bonus Room centrally located. The basement has a walk-out and plumbing roughed in for your development. Enjoy your double car garage with extra space for storage and parking. Pictures are a rendering and not an exact match, finished pictures are from a similar build the builder has completed. This home is conveniently located close to shopping, parks, with easy access to Highway 1A and 22X. Call today for directions and more details. Still have an option to choose your finishes!