# \$889,900 - 53 Heritage Park, Cochrane

MLS® #A2212411

### \$889,900

4 Bedroom, 3.00 Bathroom, 2,447 sqft Residential on 0.01 Acres

Heritage Hills., Cochrane, Alberta

\*\*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!

#### Built in 2025

### **Essential Information**

MLS® # A2212411 Price \$889,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,447 Acres 0.01 Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 53 Heritage Park

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3G9

### **Amenities**

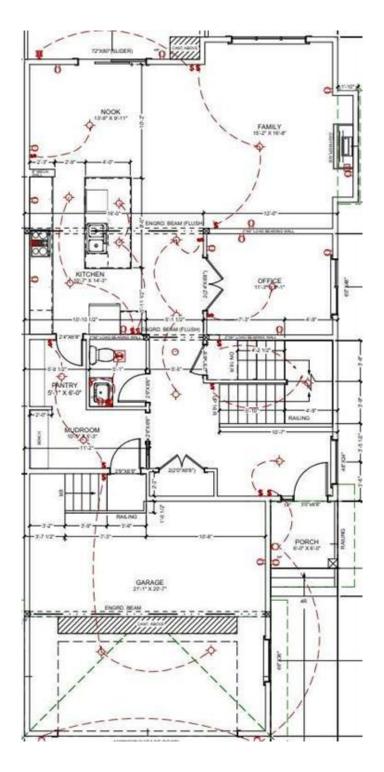
Amenities None Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks,



Tray Ceiling(s), Vinyl Window Dishwasher, Garage Control **Appliances** Heating Forced Air Cooling None Fireplace Yes # of Fireplaces 1 **Fireplaces** Gas Yes Has Basement Exterior Entry, Partial, Unfinis Basement **Exterior** Exterior Features None Backs on to Park/Green Space Lot Description Roof Asphalt Shingle Construction Vinyl Siding, Wood Frame Foundation **Poured Concrete Additional Information** April 16th, 2025 **Date Listed** Days on Market 3 R-MX Zoning **HOA Fees** 20

# **Listing Details**

HOA Fees Freq.

Listing Office Grand Realty

**ANN** 

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