

\$929,900 - 46 Heritage Close, Cochrane

MLS® #A2214059

\$929,900

3 Bedroom, 3.00 Bathroom, 2,104 sqft
Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

Introducing the "Henry"! Nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 46 Heritage Cove, showcases the quality workmanship and attention to detail in both design and finishings of Fifth Avenue Homes. This home offers 2,100 sq ft above grade with potential to develop another 900 sq ft in the walk-out lower level (builder has plans available and can develop for additional cost). The main floor features a great room with a gas fireplace, the open concept is perfect for entertaining and family gatherings. The beautifully designed kitchen is a dream! Custom cabinets, top-of-the-line fixtures, pantry, Quartz counters and table-top island with stool seating. The eating area adjoining the kitchen has room for a full-size dining suite and access to the 14.5'x9' deck with gas BBQ line. There is a front flex room that can be used as an office, den or formal dining room. Completing the main floor: 2 piece bathroom and mud room with access to the double garage. Engineered hardwood, custom tile work and 9"™ ceilings throughout the main floor. The upper level is perfectly designed for a large family! The bonus has room for toys, TV or computer desk, laundry room, 2 spacious bedrooms plus the primary suite with a spa-style ensuite and walk-in closet. The home sits on an east exposure, walk-out lot in the popular community of Heritage Hills, close to the park and tot lot. Minutes to the 1A highway west to the mountains or head east for an easy



commute to Calgary; close to old town
Cochrane with its many shops and
restaurants. Home is at drywall stage, will be
ready for possession this summer. \$8,700
appliance allowance included for buyer to
choose appliances.

Built in 2025

Essential Information

MLS® #	A2214059
Price	\$929,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,104
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Heritage Close
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3G8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

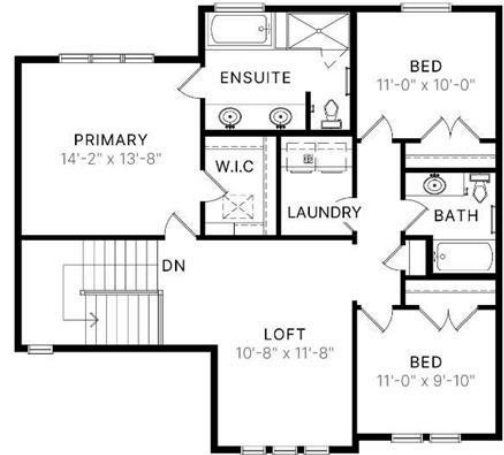
Interior

Interior Features Built-in Features, Closet Organizers, No Animal Home, No Smoking

Home, Quartz Counters
 Appliances Range Hood
 Heating Fireplace(s), Forced Air, Natu
 Cooling None
 Fireplace Yes
 # of Fireplaces 1
 Fireplaces Gas, Great Room
 Has Basement Yes
 Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features None
 Lot Description Irregular Lot, Pie Shaped Lot
 Roof Asphalt Shingle
 Construction Stone, Wood Frame, Compo
 Foundation Poured Concrete



Additional Information

Date Listed April 24th, 2025
 Zoning R-MX

Listing Details

Listing Office The Home Hunters Real Estate Group Ltd.

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