

27 Heritage Close
Cochrane, Alberta

MLS # A2193306



\$839,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,281 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

****MAY 2025 Completion **** Welcome to the community of Heritage Hills in Cochrane. This beautiful home built by Canbrook Homes has amazing finishes throughout with 3 bedrooms and 2-1/2 bathrooms, with approximately 2326sq/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 the ceiling open to above with a beautiful chandelier with a gas fireplace and open concept design to the kitchen and dining area. The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance 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 2 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 side entrance and already has plumbing roughed in for your development. Enjoy your triple 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. Property will be ready end of May 2025