

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

MLS® #A2212411

**\$889,900**

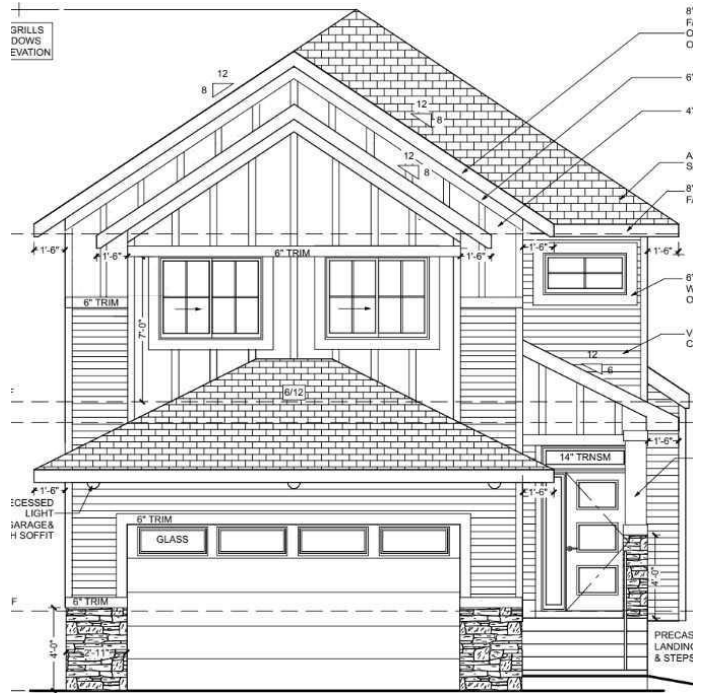
4 Bedroom, 3.00 Bathroom, 2,447 sqft

## 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

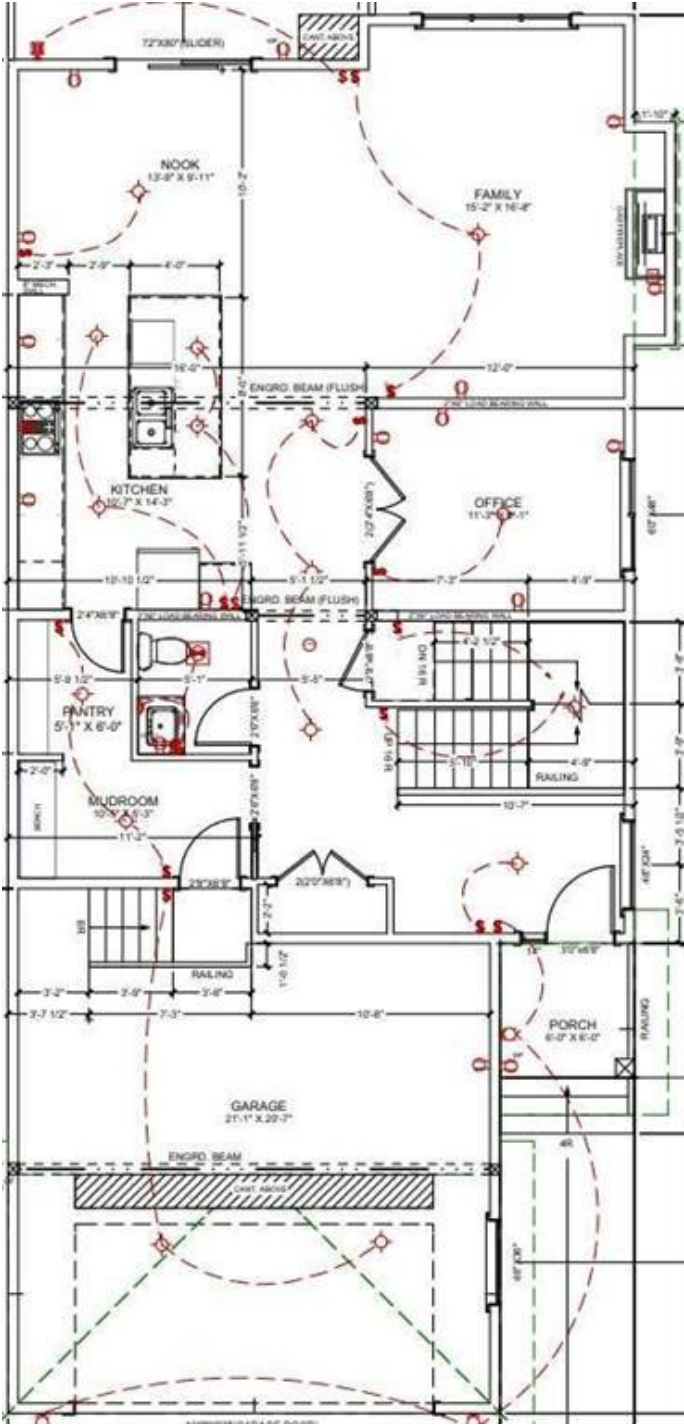
Address	53 Heritage Park
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3G9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl
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	Windows, See Remarks, T
	Sound
Appliances	Dishwasher, Garage Control(
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Unfinished, Exterior Entry, Pa

## Exterior

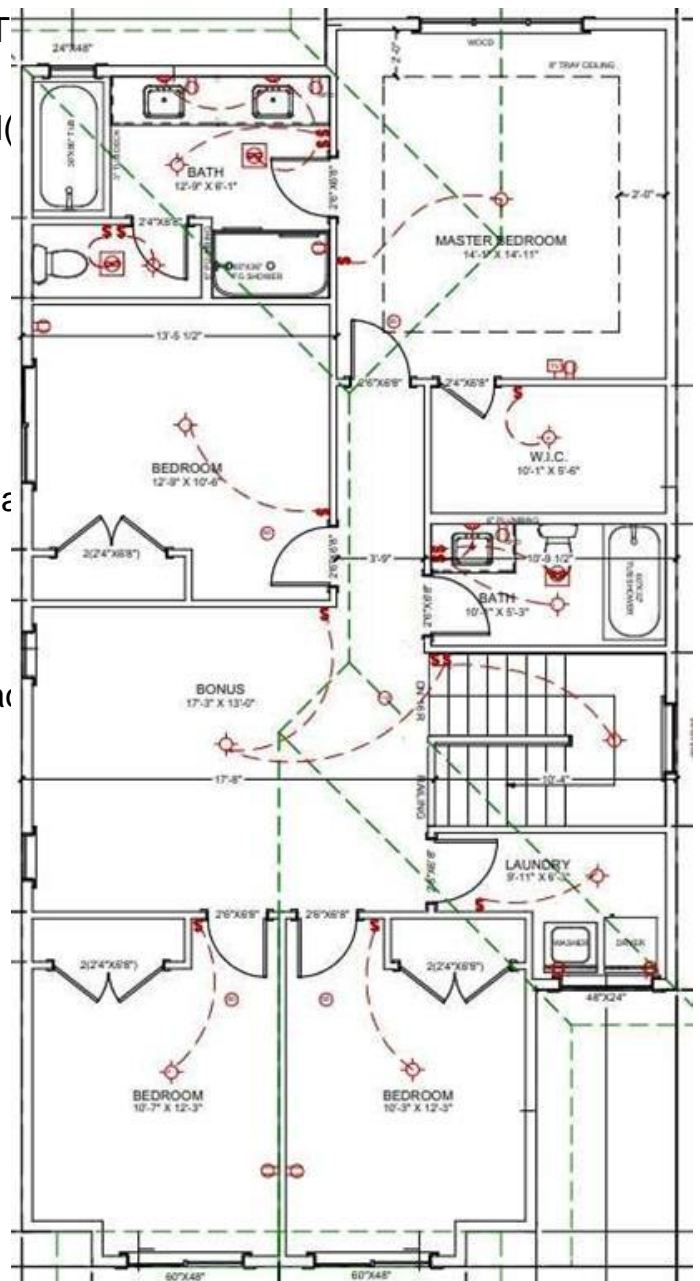
Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	87
Zoning	R-MX
HOA Fees	20
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand Realty
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