

# \$814,900 - 27 Heritage Close, Cochrane

MLS® #A2231255

**\$814,900**

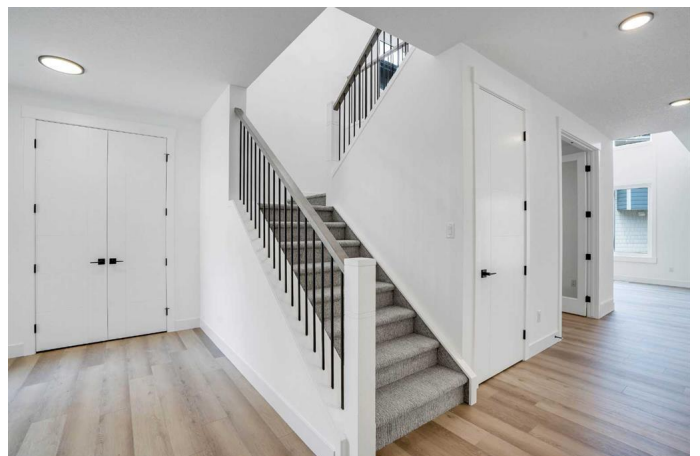
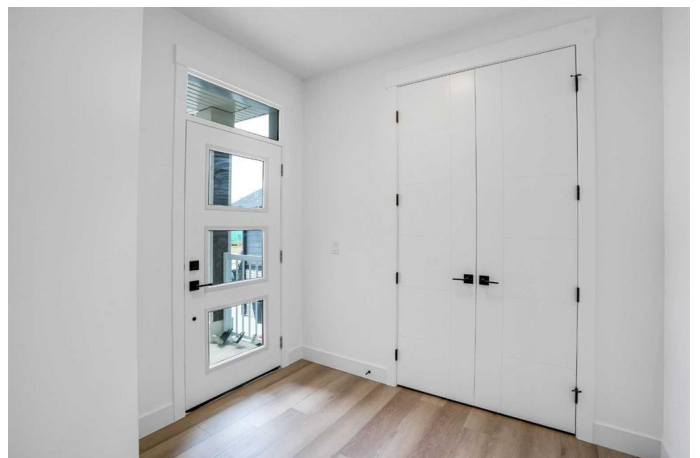
3 Bedroom, 3.00 Bathroom, 2,349 sqft

Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

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 2348sq/ft of developed space. 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 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. 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. This home is conveniently located close to shopping, parks, with easy access to Highway 1A and 22X. Contact your favorite agent to schedule your showing today!

Built in 2025



## Essential Information

MLS® #	A2231255
Price	\$814,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,349
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	27 Heritage Close
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3G8

## Amenities

Amenities	None
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	BBQ gas line, None, Private Yard
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	23
Zoning	R-MX
HOA Fees	20
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand Realty
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