

# \$839,900 - 27 Heritage Close, Cochrane

MLS® #A2193306

**\$839,900**

3 Bedroom, 3.00 Bathroom, 2,281 sqft  
Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

**\*\*JUNE 2025 POSSESSION \*\*** 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

Built in 2025

### Essential Information

MLS® #	A2193306
Price	\$839,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,281
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	Built-in Features, High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	59
Zoning	R-MX
HOA Fees	20
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
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