



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**46 Heritage Close
Cochrane, Alberta**

MLS # A2269470



\$899,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, Pie Shaped Lot, Sloped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Introducing the "Henry"! Nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 46 Heritage Close, a former show home, 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 "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.