



GRASSROOTS
REALTY GROUP

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154 Heritage Circle
Cochrane, Alberta

MLS # A2290491



\$535,000

Division:	Heritage Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,546 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Stunning 2-Story Townhouse: A Rare Find with NO CONDO FEES, Private Backyard, and a FINISHED BASEMENT featuring 4 BEDROOMS and 3.5 BATHROOMS. Offering over 1,900 sq. ft. of thoughtfully designed living space, this exceptional home delivers the comfort and privacy of a single-family residence. The main level is ideal for family living and entertaining, showcasing an open-concept layout that seamlessly connects the kitchen, dining, and living areas, filled with natural light from large windows. A versatile flex room on the main floor provides the perfect space for a formal living room or home office. The modern kitchen boasts sleek cabinetry, stainless steel appliances, a spacious center island, and ample counter space for everyday meals or hosting gatherings, while the adjoining dining area easily accommodates family dinners and guests. The fully finished basement adds even more value with a generous recreation room, giving the home three separate living spaces—an exceptional and rarely found feature in a townhouse. With stylish finishes, functional design, and outstanding versatility throughout, this property offers the perfect balance of space, privacy, and convenience. Don't miss this rare opportunity.***Please Note: The house will be ready for possession in April 2026***