



GRASSROOTS

REALTY GROUP

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**48 Heritage Green
Cochrane, Alberta**

MLS # A2291764



\$850,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,373 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Over		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Garden,		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: All TV wall mounts, attached shelving in bathrooms, wall hooks, and hot tub. Appliances in the suite: fridge, built-in oven, built-in microwave, electric counter-top stove, hood-fan, stacking washer and dryer.

Welcome to this FULLY FINISHED 2-storey walkout home in the desirable community of Heritage Hills. Perfectly positioned BACKING ONTO GREENSPACE & PATHWAYS with stunning SOUTH-FACING VIEWS over the town & mountain peaks. The main floor has been refreshed with REFINISHED HARDWOOD flooring, FRESH PAINT throughout, UPDATED LIGHTING, & select newer APPLIANCES. A MAIN FLOOR OFFICE offers the perfect work-from-home space, while the MUDROOM features BUILT-IN STORAGE BENCHES and access to a convenient WALK THROUGH PANTRY leading into the kitchen. The kitchen showcases rich cabinetry with soft-close doors, GRANITE COUNTERS, ample storage, and an ideal layout for everyday living and entertaining. The living room features a gas fireplace with fan, and LARGE WINDOWS capture the INCREDIBLE VIEWS. Step outside to the full-width upper deck with glass railing, perfect for enjoying the sunny south exposure. Upstairs, OPEN RAILING leads to a VAULTED BONUS ROOM complete with TIERED THEATRE SEATING & a WET BAR. The PRIMARY BEDROOM retreat includes PATIO DOORS TO A SOUTH-FACING DECK, a 5PC ensuite with dual sinks, corner soaker tub, & separate shower, & a CUSTOM CALIFORNIA WALK-IN CLOSET. Two additional bedrooms both with California closets, share a 4pc JACK & JILL BATHROOM, & the UPPER LAUNDRY room includes a SINK, & cabinets, for additional storage. The fully finished WALKOUT BASEMENT features an ILLEGAL SUITE with vinyl plank flooring, cozy living room with SEPARATE LAUNDRY, an open eat-in kitchen area with VIEWS, & access to the COVERED LOWER DECK. A spacious bedroom with walk-in closet & 4PC bathroom complete the level. Outside, enjoy a tiered backyard with garden space, HOT TUB, & separate

OUTDOOR LIVING AREAS ACROSS ALL 3 LEVELS. Additional features include GEMSTONE EXTERIOR LIGHTING, SOLAR PANELS, FULLY AUTOMATED UNDERGROUND SPRINKLERS & a new exterior door. The OVERSIZED garage is wired with an ELECTRIC CAR CHARGER. Conveniently located with quick access into town or out to Ghost Lake.