



GRASSROOTS
REALTY GROUP

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**76 Heritage Hill
Cochrane, Alberta**

MLS # A2305201



\$649,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,863 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Garage Opener + remote, All window coverings + rods, Shed, Ac unit

Nestled in the highly sought-after community of Heritage Hills, this beautifully FULLY FINISHED 5-bedroom, 3.5-bathroom home offers over 2,500 sq. ft. of thoughtfully finished living space, including a fully developed basement and a sun-filled southwest-facing backyard. Blending everyday functionality with stylish finishes, this home is perfect for families who love both comfort and entertaining. Step inside to discover a bright and welcoming main floor featuring 9' ceilings and large windows that flood the space with natural light. The open-concept layout creates a seamless flow between the living room, dining area, and kitchen—ideal for hosting or relaxing at home. The kitchen impresses with granite countertops, stainless steel appliances, with GAS stove, and a large central island with seating. Sleek cabinetry with soft-close features adds both convenience and a polished look. Upstairs, a generous bonus room provides flexible space for a media room, kids' play area, or home office. The primary bedroom is a peaceful retreat, complete with a walk-in closet and a 5pc ensuite featuring a deep soaker tub, dual sinks with updated lighting, and a glass shower. Two additional bedrooms, a full bathroom, and the convenience of upper-level laundry complete this level. The fully finished basement expands your living space with a 2 additional bedrooms, full bathroom, and a cozy rec area—perfect for guests, movie nights, or a home gym setup. Outside, enjoy a beautifully landscaped southwest-facing yard designed for both relaxation and functionality. The large deck with privacy wall and raised patio creates an inviting space for outdoor dining and summer evenings, complete with a gas BBQ hookup. A designated dog run offers a secure area for pets, while the garden space is perfect for growing flowers your own vegetables. Additional features include a double

attached garage with built-in shelving, a workbench, and plenty of storage, along with a new air conditioning unit to keep you comfortable during the warmer months. Located on a quiet street with quick access to parks, pathways, and all of Cochrane's amenities, this exceptional home offers the perfect balance of style, space, and location. Call today to view!