



**8 Heritage Link
Cochrane, Alberta**

MLS # A2305621



\$708,645

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Metal Siding , Vinyl Siding, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)		
Inclusions:	n/a		

Framed by breathtaking mountain views from the rear, this 3-bed, 2.5-bath, 2,237 sq ft front-attached garage home delivers refined, quick-possession living at its finest. An open-to-above foyer flows into a sun-drenched main floor with 9' ceilings and a great room anchored by a 50" electric fireplace. The chef's kitchen stuns with quartz countertops, ceiling-height cabinetry, chimney hood fan, oversized island, and walk-through pantry. Upstairs, the primary bedroom features a private sitting area, custom walk-in closet with direct laundry access, and a spa-style ensuite with double sinks, soaker tub, and tiled shower. A walkout basement with 9' foundation offers exceptional development potential, while an extended concrete patio and rear deck elevate outdoor living. High-efficiency furnace, HRV system, and soft-close finishes throughout.