



GRASSROOTS

REALTY GROUP

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**161 Heritage Bay
Cochrane, Alberta**

MLS # A2305909



\$699,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: All Lighting Fixtures Attached

Welcome to this BEAUTIFULLY MAINTAINED Stepper Built home, perfectly positioned on a QUIET CUL-DE-SAC and set on a RARE PIE-SHAPED LOT backing onto GREEN SPACE, walking paths, and an ENVIRONMENTAL RESERVE, offering NO REAR NEIGHBOURS and lasting privacy. This home blends comfort, function, and thoughtful design, creating the perfect space for both everyday living and entertaining. The MAIN FLOOR features a BRIGHT & OPEN great room centered around a COZY GAS FIREPLACE, ideal for relaxing evenings. The SPACIOUS KITCHEN is designed to impress with GRANITE COUNTERTOPS, a LARGE ISLAND, MAPLE CABINERY, and a WALK-IN PANTRY. The DINING NOOK offers direct access to the back deck, making indoor-outdoor living seamless while taking in peaceful views of the green space. A 2-PIECE BATHROOM and MAIN FLOOR LAUNDRY complete this level. Upstairs, you’ll find THREE GENEROUSLY SIZED BEDROOMS, a FULL 4-PIECE BATHROOM, and a LARGE BONUS ROOM, perfect for family movie nights or a play space. The bonus room features FRENCH DOORS leading to a PRIVATE COVERED DECK, with MOUNTAIN VIEWS creating a unique and versatile outdoor retreat. The PRIMARY SUITE offers a comfortable escape with a FULL ENSUITE and a WALK-IN CLOSET, providing both space and functionality. Throughout the home, you’ll appreciate QUALITY FINISHES including GRANITE COUNTERTOPS, HARDWOOD FLOORING, TILE FLOORING, and MAPLE CABINERY, all showcasing the care and pride of ownership. Proudly owned by the original owners since it was built, this home showcases true pride of ownership and thoughtful care throughout. Step outside to enjoy your PRIVATE BACK DECK, perfectly positioned to take in the SERENE GREEN

SPACE behind. The pie-shaped lot offers ample outdoor space, making it ideal for entertaining, kids, or simply enjoying quiet evenings in a family-friendly setting. This is a RARE OPPORTUNITY to own a home that truly offers SPACE, PRIVACY, and CONNECTION TO NATURE, all in a sought-after location. Book your showing today and experience it for yourself.