



GRASSROOTS
REALTY GROUP

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**115, 28 Heritage Drive
Cochrane, Alberta**

MLS # A2306788



\$369,900

Division:	Heritage Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,427 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Discover unbeatable value in the heart of Heritage Hills. This pristine townhome is meticulously maintained and move-in ready. The main level welcomes you with a substantial foyer that flows into a striking living room, featuring sky-high vaulted ceilings, oversized feature fireplace, built-ins and access to an elevated 8' x 10' deck. The chef-inspired kitchen boasts a central island with breakfast bar and a roomy dining area perfect for entertaining. The upper level is designed for privacy, housing two substantial bedrooms, each equipped with its own dedicated 4-piece ensuite. The fully finished walk-out lower level adds versatile living space with a large family/media/exercise room. Offering incomparable value in a premier location with single attached 20' X 10' insulated/drywalled garage, this home is a must-see.