



GRASSROOTS
REALTY GROUP

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17, 28 Heritage Drive
Cochrane, Alberta

MLS # A2311233



\$369,900

Division:	Heritage Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,326 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: None

Immaculately maintained home offering a combination of stunning views and abundant natural light. This bright home features vaulted ceilings and oversized windows that fill the space with sunshine throughout the day. The fully finished walkout basement backs directly onto green space and a pond, offering added privacy and scenic views. Recent upgrades provide peace of mind, including a new furnace (Nov 2025) with a 10-year warranty, new electric stove (Jan 2026), microwave (Nov 2025), washer and dryer (2024), refrigerator (2022), flooring (2021), hot water tank (2020), and dishwasher (2021).