



**109 Heritage Park
Cochrane, Alberta**

MLS # A2321942



\$584,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,701 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.06 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

COMPLETE, THOUGHTFULLY FINISHED AND READY WHEN YOU ARE, this 1,700.8 sq. ft. quick-possession unit by Fifth Avenue Homes combines polished design, practical family spaces and the ease of BRAND-NEW CONSTRUCTION in Heritage Hills. With three bedrooms, 2.5 bathrooms and an ATTACHED DOUBLE GARAGE, it offers the kind of floor plan that makes everyday life feel easier. NINE-FOOT CEILINGS and wood-look luxury vinyl plank flooring carry through the open main level. The kitchen pairs warm grey cabinetry and white quartz countertops with a LARGE ISLAND featuring breakfast bar seating and an undermount sink. Stainless steel appliances, a BUILT-IN MICROWAVE, chimney-style hood fan and WALK-IN PANTRY keep everything looking sharp and working hard. The dining nook opens onto a 10'x10' REAR DECK, while a large window fills the great room with natural light. Upstairs, the CENTRAL BONUS ROOM creates a comfortable second living area and provides separation between the primary and secondary bedrooms. The BRIGHT PRIMARY BEDROOM includes a walk-in closet and three-piece ensuite with a quartz-topped vanity and a GLASS-ENCLOSED, TILED SHOWER with a built-in niche. Two additional bedrooms, a four-piece bathroom and convenient UPPER-FLOOR LAUNDRY complete the level. The unfinished basement is a clean, open canvas for future development, with a bathroom rough-in already in place. TRIPLE-PANE WINDOWS, TANKLESS HOT WATER, A/C ROUGH-IN, and an insulated, drywalled double attached garage with an EIGHT-FOOT-HIGH DOOR round out a package that is as practical as it is polished. Located near PARKS, PLAYGROUNDS AND PATHWAYS in Heritage Hills, this property is available for IMMEDIATE AND NEGOTIABLE

POSSESSION to accommodate YOUR timeline. Pictures set the stage, but this home deserves a closer look! Visit the Fifth Avenue Homes show home next door, or CONTACT YOUR PREFERRED REAL ESTATE AGENT to book a private showing. Already working with an agent? PLEASE BRING THEM ALONG FOR ANY SHOW HOME VISITS.