



**61 Heritage Park
Cochrane, Alberta**

MLS # A2325693



\$569,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,522 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, No Neighbours Behind, Rectangular L		

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

SOME HOMES MAKE YOU COMPROMISE. THIS ONE SEEMS DETERMINED NOT TO. The Emerson by Fifth Avenue Homes offers 1,522 sq. ft. of smart, polished living in Heritage Hills, with three bedrooms, 2.5 bathrooms, a bonus room, double attached garage and a layout that makes every square foot work. NINE-FOOT CEILINGS give the main floor an immediate sense of space, while white kitchen cabinetry, marble-look quartz countertops and rich wood-look luxury vinyl plank create a fresh, timeless backdrop. The kitchen delivers where it counts, with a BREAKFAST-BAR ISLAND, pendant lighting, BUILT-IN MICROWAVE, CHIMNEY-STYLE HOOD FAN and a WALK-IN PANTRY that keeps clutter out of sight. At the back of the home, WEST-FACING WINDOWS bring natural light into the great room, while the dining nook opens onto a RAISED REAR DECK WITH A BBQ GAS-LINE ROUGH-IN. Beyond it, MUNICIPAL GREENSPACE, pathways, a nearby playground and MOUNTAIN VIEWS create a setting that feels open, connected and distinctly Cochrane. Upstairs, the BONUS ROOM gives you the flexible space everyone wants—movie nights, play space, work-from-home days or a quiet retreat. The primary bedroom enjoys the west-facing outlook and includes a walk-in closet plus a private ensuite with a tiled shower and glass door. Two additional bedrooms, a full bathroom, linen storage and upper-floor laundry complete the level. The unfinished NINE-FOOT BASEMENT adds real future flexibility, with a separate side entrance, large window and rough-ins for a bathroom, laundry and sink area. TRIPLE-PANE WINDOWS, TANKLESS HOT WATER and air-conditioning rough-in round out the practical upgrades. Complete, MOVE-IN READY and available for immediate, negotiable possession, this one checks all the boxes that

matter—and a few you may not have realized were missing. Contact your agent and schedule a private viewing. • PLEASE
NOTE: Photos are of a SHOWHOME of the same model – fit and finish may differ. Interior selections and floorplans shown in
photos.