



**GRASSROOTS**

REALTY GROUP

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**111 Heritage Ridge  
Cochrane, Alberta**

**MLS # A2325804**



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,299 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

The Freya is designed for modern living! Offering a spacious open-to-above foyer, the open concept main floor also features a rear galley-style kitchen that overlooks the large great room and adjacent dinette. A 4th bedroom on the main floor with a full 3rd bathroom is perfect for today's growing families. On the second level, you'll find a central bonus room, full bathroom, two secondary bedrooms, and large laundry room. Rounding out the upstairs is the primary bedroom, which features an expansive ensuite and a spacious walk-in closet that directly connects to the laundry room. Photos representative.