



GRASSROOTS

REALTY GROUP

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105 Heritage Boulevard
Cochrane, Alberta

MLS # A2327138



\$759,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,308 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

This brand-new build by Paradiso Homes offers a refined blend of contemporary design and functional living. With nearly 2,900 sq ft of finished space, including a fully developed basement, this residence provides excellent flexibility for extended family or future potential. The main level features an open concept layout, seamlessly connecting the chef-inspired kitchen, dining, and living areas. Upgrades include sleek cabinetry, quartz countertops, and a premium appliance package. A dedicated home office adds versatility for remote work or study. Upstairs, the primary retreat boasts a generous footprint, a walk-in closet, and a luxurious ensuite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a full bath, and an upper-level laundry room complete the second floor. The fully finished basement adds an extra bedroom, a full bathroom, a recreation space, and a secondary kitchen area - perfect for in-law suites, guests, or future adaptability. Situated on a 3,573 sq ft lot in the growing community of Heritage Hills, this home offers a sizeable backyard and desirable rear lane access. Residents enjoy convenient access to local amenities, schools, walking paths, and major routes, including quick connectivity to Calgary and the mountains. Backed by new home warranty coverage, this is an exceptional opportunity to own a brand-new home without the wait. Experience the difference with Paradiso Homes - book a private showing today!