



GRASSROOTS
REALTY GROUP

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**89 Heritage Park
Cochrane, Alberta**

MLS # A2328117



\$579,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,794 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:	0.07 Acre		
Lot Feat:	Corner Lot, Front Yard, Level, Rectangular Lot, Views		

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, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

AT FIRST GLANCE, IT'S A BEAUTIFUL NEW HOME. LOOK A LITTLE CLOSER, AND YOU'LL FIND IT'S CHECKING BOXES YOU DIDN'T EVEN KNOW BELONGED ON YOUR LIST. The kitchen isn't the only thing that works hard around here. Every square foot pulls its weight, with a WALK-IN PANTRY, BUILT-IN MICROWAVE and a layout that's designed to make everyday life feel just a little easier. The Austen by Fifth Avenue Homes offers 1794 sq. ft. of thoughtfully planned living, complete with an UPSTAIRS BONUS ROOM that creates the perfect flex space for movie nights, a home office or a kids' hangout. It's the details behind the walls—and beyond the floor plan—that really set this home apart. A SEPARATE SIDE ENTRANCE with basement rough-ins opens the door to future possibilities, while TRIPLE-PANE WINDOWS, TANKLESS HOT WATER, A/C ROUGH-IN, an oversized 8' garage door and a rear deck are all included from day one. Spindle railings add an elevated architectural touch, and the spacious 5-PIECE ENSUITE creates a true retreat at the end of the day, complete with MOUNTAIN VIEWS. Upstairs laundry, generous storage and an ATTACHED DOUBLE GARAGE, with 8' door height, round out a home that's been designed for the way people actually live. Then there's the location. Heritage Hills has become one of Cochrane's most sought-after communities for good reason. You're surrounded by PARKS, PLAYGROUNDS AND WALKING PATHS, with schools, shopping and everyday amenities just minutes away. CALGARY IS AN EASY COMMUTE, but when the mountains call, you're already that much closer. Whether it's an after-work hike, a weekend in Canmore or simply enjoying mountain views from home, this is the kind of location that quietly improves your lifestyle long after move-in day. Photos

tell part of the story. Walking through the front door tells the rest. Book your private showing today! • PLEASE NOTE: Kitchen appliances are included, and will be installed prior to possession.