



GRASSROOTS
REALTY GROUP

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86 heritage Circle
Cochrane, Alberta

MLS # A2328416



\$649,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,740 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Stone, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Separate Entrance		

Inclusions: n/a

Welcome to 86 Heritage Circle in the sought-after community of Heritage Hills in Cochrane, where thoughtful design, exceptional craftsmanship, and extensive upgrades come together to create a truly move-in-ready home. Perfectly positioned with the scenic foothills at your doorstep and the Rocky Mountains just a short drive away, this beautifully appointed attached home offers the ideal balance of style, comfort, and convenience. Step inside to discover a bright, open-concept main floor enhanced by numerous premium upgrades throughout. The spacious great room is filled with natural light and flows seamlessly into the dining area and stunning chef-inspired kitchen. Designed to impress, the kitchen features upgraded custom cabinetry, elegant quartz countertops, premium stainless steel appliances, designer lighting, upgraded hardware and fixtures, a large pantry, stylish tile backsplash, and an oversized island with breakfast seating—perfect for everyday living and entertaining alike. The dining area opens onto a private deck, creating an ideal outdoor space for summer BBQs, morning coffee, or evening relaxation. Completing the main level are a beautifully finished powder room, additional storage, and convenient access to the double attached garage. Upstairs, a versatile central loft provides the perfect flex space for a family room, home office, reading nook, or children's play area. Two spacious secondary bedrooms, a beautifully appointed 4-piece bathroom, and a convenient upper-level laundry room offer exceptional functionality. The private primary retreat is designed for relaxation and features a generous walk-in closet and a well-appointed ensuite with upgraded finishes. Every detail of this home has been carefully selected, with quality upgrades throughout that elevate both style and functionality. From premium flooring and modern lighting

to upgraded fixtures, finishes, and thoughtful design elements, this home showcases pride of ownership and exceptional value. Located just minutes from Highway 1A, historic downtown Cochrane, schools, parks, shopping, restaurants, and everyday amenities, this exceptional property also offers quick access west to the Rocky Mountains and east to Calgary. Whether you're looking for your first home, a growing family home, or an investment opportunity, this beautifully upgraded property delivers an outstanding lifestyle in one of Cochrane's most desirable communities.