



GRASSROOTS
REALTY GROUP

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**93 Heritage Park
Cochrane, Alberta**

MLS # A2328428



\$589,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,651 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:	Front Yard, Gentle Sloping, Interior Lot, 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:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

PLOT TWIST: your brand-new house has already handled half the post-possession to-do list you had prepared. CENTRAL A/C? INSTALLED. WASHER AND DRYER? INCLUDED. Rear deck? Already built. This is the kind of thoughtful new-home planning that lets you move in with fewer loose ends and a lot more peace of mind. The Bronte at 93 Heritage Park is packed with the kind of practical details that don't always jump out in photos, but absolutely shape how a home lives day to day. The WALK-THROUGH PANTRY creates a smooth route from the garage and mudroom into the kitchen, turning the grocery unload from a juggling act into a straight shot. The BUILT-IN MICROWAVE keeps counter space clear, the TRIPLE-PANE WINDOWS help with comfort through Alberta's full emotional weather range, and TANKLESS HOT WATER means the home is built for actual humans with actual showers to take. Need a second living zone? The UPPER BONUS ROOM is ready. Tired of hauling laundry between floors like you're training for something? The laundry is upstairs, right where the bedrooms are. Want a basement with future potential instead of future guesswork? BATHROOM AND BAR-SINK ROUGH-INS ARE ALREADY IN PLACE. That's what makes this home work so well: it isn't just open and attractive, it's considered. There's space to gather, space to unwind, room for guests or kids, work-from-home life or whatever season comes next, plus enough built-in convenience to make everyday living feel smoother from day one. And then there's Heritage Hills: PARKS, PLAYGROUNDS AND PATHWAYS close to home, Calgary still within reach, and MOUNTAIN ADVENTURE WAITING JUST DOWN THE ROAD. Kananaskis trails are only 40 minutes away, so your weekend plans can

shift from "we should get outside sometime" to "grab the hiking gear!" BRAND NEW, NEVER OCCUPIED AND READY NOW, 93 Heritage Park is ready when you are! Stop by the showhome to learn more, or ask your agent to book a private viewing and see it for yourself.