



GRASSROOTS
REALTY GROUP

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**53 Heritage Drive
Cochrane, Alberta**

MLS # A2328986



\$599,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,961 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 53 Heritage Drive, a home with real personality, thoughtful function and the kind of outdoor charm that is nearly impossible to recreate. Established perennial gardens, mature landscaping and a covered front porch create a warm and memorable first impression. Inside, the bright and open main floor is designed for everyday living and effortless entertaining. The kitchen sits at the heart of the home with granite countertops, generous cabinetry, stainless steel appliances, a walk in pantry and a central island that invites everyone to gather. The adjoining dining area is enhanced by an elevated ceiling and abundant natural light, while the living room offers a comfortable place to unwind around the gas fireplace. A versatile main floor flex room can adapt as a home office, formal dining room, playroom or creative space. Built in shelving in the living area adds practical storage and a polished custom touch, while two rear doors offer convenient access to the backyard and outdoor living spaces. Upstairs, the oversized primary retreat offers the space to truly unwind, complete with rich, moody paint, custom designer drapery, a spacious walk in closet and a private ensuite with dual vanities, a corner soaker tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level, including a front bedroom with charming wainscoting and statement floral wallpaper. Outside, the fenced backyard offers room to garden, play, entertain or enjoy summer evenings around the fire. A detached double garage, rear parking pad and established garden beds add exceptional convenience and value. Located in Heritage Hills with easy access to Highway 1A, this home offers a straightforward connection to both Calgary and the mountains. With 3 bedrooms, 2.5 bathrooms, flexible living spaces and a layout that simply works, this is a home that

deserves to be experienced in person.