



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**56 Heritage Grove
Cochrane, Alberta**

MLS # A2329750



\$636,890

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	987 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

***OPEN HOUSE EVERY SUNDAY 12PM TO 5PM VISIT THE SHOW HOME LOCATED AT 104 HERITAGE RIDGE *** Welcome to 56 Heritage Grove in Cochrane, where stylish bungalow living meets everyday convenience. This beautifully designed Cantiro duplex offers the perfect blend of comfort, functionality, and low-maintenance living. The bright, open-concept main floor features soaring ceilings, a spacious kitchen with ample cabinetry and pantry space, an inviting dining area, and a welcoming living room—ideal for entertaining or relaxing. The primary bedroom retreat includes a walk-in closet and private ensuite, while a dedicated front den provides the perfect space for a home office, hobby room, or reading nook. Main floor laundry and a convenient powder room complete the thoughtfully designed layout. The undeveloped basement offers nearly 1,000 sq. ft. of additional space, providing endless possibilities to customize with extra bedrooms, a recreation room, bathroom, and storage to suit your lifestyle. Located in the sought-after community of Heritage Hills, you'll enjoy easy access to parks, pathways, shopping, schools, and Cochrane's growing list of amenities, all while embracing the ease of bungalow living. Whether you're downsizing, buying your first home, or simply looking for the convenience of main-floor living, 56 Heritage Grove offers exceptional value in one of Cochrane's most desirable communities.