



GRASSROOTS
REALTY GROUP

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86 Heritage Heath Cochrane, Alberta

MLS # A2329760



\$737,296

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

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, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Welcome to your future home in the beautiful community of Heritage Hills, where contemporary design meets the warmth of everyday family living. Crafted by Cantiro Homes, this stunning two-storey residence has been thoughtfully designed for those who appreciate exceptional craftsmanship, stylish finishes, and spaces that bring people together. Offering an intelligently designed living space, this home features 3 spacious bedrooms, 2.5 bathrooms, a front-attached garage, and an inviting open-concept layout that perfectly balances elegance with functionality. Step inside and be welcomed by an impressive foyer with soaring open-to-above architecture, setting the tone for the home's bright and airy feel. The heart of the home is a beautifully appointed chef-inspired kitchen complete with a statement island, abundant cabinetry, quartz countertops, designer matte black fixtures, and a convenient walk-in pantry. Whether you're preparing weeknight meals or hosting holiday gatherings, this space was designed to bring family and friends together. The spacious dining area flows effortlessly into the sun-filled gathering room, where expansive windows flood the home with natural light and create the perfect backdrop for entertaining or simply enjoying a quiet evening at home. Upstairs, you'll discover a luxurious primary retreat designed to be your private escape. Featuring a spacious walk-in closet, dedicated dressing room, and spa-inspired ensuite, it's the perfect place to relax and recharge after a busy day. Two additional generously sized bedrooms, a versatile recreation room, a full bathroom, and convenient upper-floor laundry provide the flexibility every growing family needs. With Calgary only 35 minutes away, Heritage Heath offers the perfect balance of peaceful mountain living and city convenience, making it one of Cochrane's most exciting new communities. Whether

you're purchasing your very first home, upgrading for your growing family, or looking to enjoy the benefits of brand-new construction, 86 Heritage Heath offers an incredible opportunity to personalize your future while enjoying the quality, innovation, and award-winning design that Cantiro Homes is known for.