



GRASSROOTS
REALTY GROUP

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56, 28 Heritage Drive
Cochrane, Alberta

MLS # A2330127



\$369,990

Division:	Heritage Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,320 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Garden, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this bright and spacious end-unit townhome in Cochrane! Offering extra windows, abundant natural light, and a thoughtfully designed layout, this home provides the perfect combination of space, comfort, and functionality. The main level features a spacious living room with large windows and direct access to the deck, a well-appointed kitchen with ample cabinetry and counter space, a pantry, and a convenient island with breakfast bar. The adjoining dining area offers beautiful southwest views, while a convenient 2-piece bathroom completes this level. Upstairs, the spacious primary bedroom features plenty of natural light, southwest views, and a private 4-piece ensuite. The second bedroom is also generously sized and includes its own walk-in closet and private 4-piece ensuite bathroom. The fully developed lower level provides additional living space with a comfortable family room and laundry area. A single attached front-drive garage with built-in cabinetry offers convenient parking and direct access into the home. As an end unit, this home benefits from additional windows, increased natural light, and a sense of extra privacy. Located in a desirable Cochrane community, this is a fantastic opportunity to enjoy a spacious and versatile home with plenty of room for everyday living. Don't miss it!