



GRASSROOTS
REALTY GROUP

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**69 Heritage Park
Cochrane, Alberta**

MLS # A2339307



\$569,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,794 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, Interior Lot, Level, 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, Shingle Siding, 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, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

GRAB A PEN, THIS ONE'S GOING ON THE LIST. — At 22 feet wide and 1,794 sq. ft., this Fifth Avenue Homes duplex wastes no time getting to the good stuff. The kitchen takes centre stage with a 7' ISLAND, WALK-IN PANTRY, CHIMNEY HOOD FAN and BUILT-IN MICROWAVE — which means generous prep space, concealed storage and fewer small appliances fighting for counter space. From there, the plan opens into the dining nook and great room, while 9' CEILINGS and railing details keep the main floor feeling open without turning it into one giant rectangle. Soft neutrals, warm wood tones and crisp stone finishes give the interior a polished, pulled-together look that still leaves plenty of room for your own style. Upstairs is where the Austen starts showing off a little. The BONUS ROOM is large enough to function as a true second living space, the laundry gets its own room, and EVERY SINGLE BEDROOM HAS A WALK-IN CLOSET. Yes, even the kids. That means fewer dressers chewing up bedroom space and fewer negotiations over who got the "good" closet. The master ensuite gets the grown-up treatment with a SOAKER TUB plus a separate TILED GLASS SHOWER WITH BENCH — a much better way to start and end the day than fighting with a shower curtain. And the basement? It already has a head start. A SEPARATE SIDE ENTRANCE plus rough-ins for a future bathroom, laundry and sink give you a meaningful starting point for future development, whether that becomes additional living space, multigenerational use or something else entirely. There are a few less-visible upgrades doing their part too: TRIPLE-PANE WINDOWS, TANKLESS HOT WATER and A/C ROUGH-IN are already in place — the kind of features that matter more after move-in than they ever do on

paper. The REAR DECK is already built, complete with a gas line rough-in and privacy wall, so your first summer project doesn't have to be building the place where you wanted to spend summer. Out front, the double attached garage has an 8' OVERHEAD DOOR, giving taller vehicles, roof racks and storage setups more room to work. BRAND NEW. NEVER OCCUPIED. The house checks plenty of boxes, but the Heritage Hills location adds another layer: parks, pathways, open skies and the kind of Cochrane setting that makes heading west feel like the right move. Book a showing and COME TAKE A LOOK! • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession.