



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

174 Heritage Circle
Cochrane, Alberta

MLS # A2339620



\$535,000

Division:	Heritage Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,555 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Turnkey and move-in ready, this fully landscaped and fenced two-storey townhouse offers a private backyard, spacious deck with a BBQ gas line, separate side entrance to the finished basement, and NO CONDO FEES. Featuring four bedrooms, 3.5 bathrooms, and more than 2,000 sq. ft. of thoughtfully designed living space, this exceptional property delivers the comfort and privacy of a single-family home. The main floor is designed for both everyday living and entertaining, with two separate living areas and an open-concept kitchen and dining space filled with natural light from large windows. The modern kitchen features sleek cabinetry, stainless steel appliances, a spacious island, and ample counter space, while the adjoining dining area comfortably accommodates family meals and guests. The fully finished basement provides even greater versatility with a generous recreation room, creating three distinct living spaces—an impressive and rarely found feature in a townhouse. With stylish finishes, a functional layout, abundant living space, and a private outdoor retreat, this home offers an outstanding combination of space, convenience, and value. Don't miss this rare opportunity! ***Please note this house will be ready for possession by end of September 2026. Please visit our Showhome at 142 Heritage Circle for more info.*** Disclaimer: Photographs shown are of a showhome with a similar floor plan and are provided for illustrative purposes only. They do not depict the actual property. The actual layout, dimensions, finishes, fixtures, colours, features, and landscaping may vary.