



GRASSROOTS
REALTY GROUP

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**73 Heritage Park
Cochrane, Alberta**

MLS # A2340287



\$559,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,651 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, 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:	Cement Fiber Board, Composite Siding, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

THE ROCKIES AREN'T THE ONLY THING WORTH HEADING WEST FOR. This Bronte model from Fifth Avenue Homes is doing its part to make Cochrane even harder to resist. Inside, the main floor is open without dissolving into one big room, and the kitchen lands exactly where it should—at the centre of everything—with a WALK-THROUGH PANTRY, full SAMSUNG APPLIANCE PACKAGE and BUILT-IN MICROWAVE. From there, the dining nook opens directly onto the REAR DECK WITH PRIVACY WALL, which feels like an open invitation to take dinner, drinks and the whole evening outside. Upstairs, the BONUS ROOM changes the equation. It gives you a second place to gather, work, play or disappear into a movie without sacrificing one of the three bedrooms. Laundry is where the bedrooms are, the master has the storage you want, and the ensuite delivers the DOUBLE VANITY that makes busy mornings significantly easier. The basement is already thinking ahead too. With its own EXTERIOR ENTRANCE plus rough-ins for a future 3-piece bathroom, washer/dryer and sink, it gives you real flexibility for whatever comes next. Add the INSULATED DOUBLE GARAGE and A/C ROUGH-IN, and this home is further along than the listing details alone really tell you. Then there's Cochrane. Heritage Hills gives you that rare mix of everyday convenience and a real sense of escape. You're still connected to Calgary, but THE MOUNTAINS FEEL CLOSER, weekends west feel easier, and the TRAILS, VIEWS AND OUTDOOR LIFESTYLE are part of the backdrop instead of something you have to drive across the city to find. If this sounds like the kind of place you could settle into quickly, COME SEE IT IN PERSON. Book the showing. Walk the rooms. Stand on the deck. You'll understand why this one is easy to get excited about.

• PLEASE NOTE: Photos are of a DIFFERENT Spec Home of a similar model – fit and finish may differ. Interior selections and floorplans shown in photos.