



GRASSROOTS
REALTY GROUP

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**27 Heritage Point
Cochrane, Alberta**

MLS # A2341866



\$484,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,538 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT TO THE BRICK

WALKOUT BASEMENT & FRONT ATTACHED GARAGE!! The Soho Duplex from Akash Homes offers 3 bedrooms, 2.5 bathrooms, and a stylish, functional living space designed with families in mind! This home features stunning finishes, 9-foot ceilings, and quartz countertops throughout, plus French-imported laminate on the main floor. A perfect retreat awaits upstairs, where you'll find a convenient laundry room with a sink, 3 well-appointed bedrooms, complete with a spa-inspired primary retreat with ensuite and walk-in closet. Step outside to enjoy your back deck, perfect for relaxing or entertaining. With a thoughtful layout that blends comfort and functionality, the Soho is the perfect place to build lasting memories. PLEASE NOTE*** PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.