



GRASSROOTS
REALTY GROUP

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74 Heritage Landing Cochrane, Alberta

MLS # A2342084



\$604,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Tucked into a quiet premier cul-de-sac on a substantial pie lot, this thoughtfully refreshed home features new vinyl plank flooring, appliances (i.e. microwave, dishwasher, washer, dryer) and fresh paint throughout. Main level boasts a large foyer, living room anchored by a feature gas fireplace with new stone surround, a functional kitchen, large dining area to freshly stained 8' X 10' rear deck, 2-piece bathroom and laundry/rear mud room. Upper level houses a substantial master bedroom with 5-piece ensuite (i.e. dual sinks, soaker tub, separate shower and toilet)/large walk-in closet, 2 additional bedrooms, roomy bonus room and full 4-piece bathroom. Lower level is partially finished to include a 4th bedroom and roughed in plumbing. An attached double garage, low-maintenance landscaping and close proximity to parks and local amenities round this gem out.