



GRASSROOTS
REALTY GROUP

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**53 Heritage Park
Cochrane, Alberta**

MLS # A2344567



\$769,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: None

Welcome to "The Hudson" in the community of Heritage Hills in Cochrane built by Canbrook Homes. This home features amazing finishes throughout with 4 bedrooms and 2-1/2 bathrooms, with approximately 2450 sq/ft of developed space. The main floor features a large open concept with 9ft ceilings, an office, and vinyl plank flooring. The family room has large windows with a gas fireplace and open concept design to the kitchen and dining area. The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance with a large walk through pantry through the mudroom. The upper floor has a large primary bedroom with tray ceilings and attached en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, with a water closet. , and large walk-in closet with built-in cabinets. The upper floor has 3 more additional bedrooms with large closets and a 4 piece bathroom, with the laundry room conveniently located on the top floor, you also have a large Bonus Room for extra living space. Basement is walkout and backs onto a green space and park. The basement has plumbing roughed in for your development. Enjoy your oversized double car garage with extra space for storage and parking. This home is conveniently located close to shopping, schools, parks, with easy access to Highway 1A and 22X. This home is conveniently located with easy access to Mountains and great crown land with tons of adventure options. Other Lots and Floor Plans are Available as well for your custom build, Call today for more details!