



GRASSROOTS
REALTY GROUP

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25 Heritage Park
Cochrane, Alberta

MLS # A2345343



\$939,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,471 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Street Lig		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE - Saturday, September 26, 1pm to 4pm. WELCOME to your dream CUSTOM HOME. This stunning Contemporary Craftsman perfectly pairs timeless character with sleek modern design, packed with PREMIUM UPGRADES throughout. Thoughtfully positioned to maximize natural light and capture its scenic surroundings, this home backs directly onto pristine GREEN SPACE and boasts partial MOUNTAIN VIEWS. The main level is a showstopper, featuring a chef-inspired kitchen adorned with premium QUARTZ countertops with matching backsplash and CUSTOM PANTRY, an elegant FLEX Room, and a dedicated dining space. The dramatic OPEN-TO-BELOW design over the large living area—centered by a cozy GAS FIREPLACE—creates an immediate sense of grandeur. Upstairs, an expansive Bonus room offers the perfect space for family movie nights or a children's play area, while a dedicated laundry room adds ultimate everyday convenience. The primary retreat features a lavish 5-piece Ensuite complete with radiant HEATED FLOORING, a deep SOAKER Tub, and a spacious COUPLE'S SHOWER alongside a generous walk-in closet. Two secondary bedrooms offer the perfect layout for family or guests, seamlessly connected by a highly functional Jack & Jill bathroom. The garage comes fully equipped with an EV charger and is roughed-in for a future heater. The home is fully roughed-in for solar panels, making future installation easy and cost-effective. The fully finished 2-bedroom WALKOUT LEGAL SUITE with a SEPARATE ENTRANCE is perfect for multi-generational living or income potential. Don’t miss your chance to secure a brand-new masterpiece in Cochrane’s highly desirable Heritage Hills community—schedule your private viewing today!

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