



GRASSROOTS
REALTY GROUP

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27 Heritage Close
Cochrane, Alberta

MLS # A2346614



\$749,999

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,323 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

Welcome home to this exceptional brand-new residence by Canbrook Homes, where elevated design meets effortless everyday living. From the moment you step inside, the impressive OPEN-TO-BELOW living room creates a true sense of scale and grandeur, complemented by 9-foot ceilings and a beautifully connected open-concept main floor. The sophisticated kitchen, features quartz countertops, a GAS RANGE, brand-new Samsung appliances, and a thoughtfully designed walk-through pantry, leading to the large mud-room. The main floor also offers a private office, perfect for working from home, along with a convenient half bath. Upstairs, the spacious bonus room provides the ideal setting for movie nights, family time, or simply unwinding. The primary retreat is truly impressive, offering abundant space and a luxurious 5-piece ensuite with a double vanity. Two additional generously sized bedrooms, a full bathroom, and an incredibly convenient laundry room with its own sink complete the upper level. The outdoor spaces are already well underway, with a finished back deck complete with natural gas line. The backyard has been graded and is ready for sod, while the front yard is already finished with FRESH SOD and a newly planted tree. A large driveway leads to the impressive TRIPLE-CAR garage, offering plenty of room for vehicles, toys, and storage. Beyond your doorstep, enjoy everything this growing community has to offer, including a new dog park, community garden, parks, pathways, and a future school. Restaurants and everyday amenities are close by, while adventure is never far away— with Ghost Lake 15 minutes away, Canmore 35 minutes, and Calgary just 25 minutes. A beautiful new home, a thoughtfully designed floor plan, and a community built for the lifestyle you’ve been waiting for—this one is

ready to welcome you home.