



GRASSROOTS
REALTY GROUP

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**35 Heritage Rise
Cochrane, Alberta**

MLS # A2346633

\$559,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,711 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Curtains		

Space, flexibility and an incredible Cochrane lifestyle come together in this detached home! Offering 4 bedrooms, a spacious bonus room, dedicated main-floor office and a brand-new finished basement, this home is designed to grow with your family. The main floor welcomes you with a comfortable living room, well-appointed kitchen and dining area, dedicated office, and convenient half bathroom. Upstairs features 3 bedrooms, a generous bonus room, full bathroom and laundry room, while the primary bedroom offers a private ensuite with a double vanity. Head downstairs to the brand-new finished basement, offering a fourth bedroom, full bathroom, walk-in closet, small den which can be used as a gym or as an additional office plus there is a huge living area. Whether you need space for guests, kids, hobbies, a home office or family movie nights, there's room to make it your own. Enjoy beautiful mountain views and a location close to a nearby park, future Horse Creek Sports Park, future high school, gym, gas station and other everyday amenities. Plus, a 220V outlet for EV charging adds convenient flexibility for today's electric vehicle owners. With 4 bedrooms, bonus room, main-floor office, additional basement living space and 3.5 bathrooms, this home offers an impressive amount of functional living space in a convenient Cochrane setting. Come experience the space, enjoy the views and discover everything this home has to offer!