



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**24 Heritage Point
Cochrane, Alberta**

MLS # A2347275

\$472,395

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,508 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	n/a		

Set on a quiet CUL-DE-SAC with WEST-FACING MOUNTAIN VIEWS, this Briar P duplex at 24 Heritage Pnt delivers OVER 1,500 SQ FT of thoughtfully designed space. With 3 BEDROOMS, 2.5 BATHROOMS, and an OVERSIZED 15'8"x22' SINGLE ATTACHED GARAGE, this home is available for QUICK POSSESSION! Step inside to an OPEN-CONCEPT main floor featuring 9' CEILINGS, oversized windows, and soft-close cabinetry, centered around a 50" ELECTRIC FIREPLACE with custom build-out. A walk-through mudroom leads to the pantry, while a PRIVATE SIDE ENTRANCE adds flexibility for future use. Head upstairs to find SECOND-FLOOR LAUNDRY and a spacious PRIMARY WALK-IN-CLOSET. Downstairs, HIGH 9' BASEMENT CEILINGS and a bathroom rough-in leave the door open for potential future development. Built for comfort with a high-efficiency furnace, hot water tank, and HRV system. Located in WEST HAWK, home to a future K-9 school site, dog park, and green space — minutes from Horse Creek Sports Park and Glen Eagles Golf Course.