



GRASSROOTS
REALTY GROUP

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**183 Heritage Court
Cochrane, Alberta**

MLS # A2347474



\$719,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,350 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, No Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

****4 BED + 4 BATH | DOUBLE MASTER | 9' CEILING 8' DOORS**** Welcome to Heritage Hills in beautiful Cochrane. This thoughtfully designed, fully upgraded, brand-new home could be your dream home. A spacious entryway sets the tone for the rest of the home. The main floor features a full bedroom and a full bathroom, with a 9' ceiling and 8' doors. The kitchen is beautifully designed, equipped with Energy Star appliances, quartz countertops, QUARTZ BACKSPLASH and cabinets that reach the ceiling. An oversized garage leads to a walkthrough pantry. A huge living room with a fireplace and quartz around it, as well as the dining area, provides ample space for entertaining and enjoying your day. A large deck with a gas line completes the main floor. Stylish stairs with a beautiful oak railing lead you upstairs to a welcoming bonus room. A 9' ceiling on the upper floor. The master bedroom features a 5-piece ensuite bathroom with a custom shower and his-and-hers sinks. A spacious walk-in closet meets all your storage needs. A beautiful MOUNTAIN VIEW from the second floor is priceless. Additionally, there is a second MASTER BEDROOM with its own 3-piece bathroom, plus another bedroom and a 4-piece bath. Yes, 3 BED AND 3 BATH upstairs WITH 2x2 and 2x4 tiles in all the baths. Sunshine Basement comes with 4 windows and a 9' ceiling. Exterior is beautiful! Hardie boards on one side and vinyl on the other. Overall, this home is a complete package, FULLY UPGRADED, NOTHING BASIC, and there is nothing else like it at this price. COMPLETE in September 2026. Don't miss out; book your private showing with your favourite realtor today!