



GRASSROOTS
REALTY GROUP

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**5A Heritage Drive
Cochrane, Alberta**

MLS # A2347735

\$499,000

Division:	Heritage Hills		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Discover a serene retreat within Cochrane's desirable Heritage Hills community, embodied by this thoughtfully designed two-story townhouse. Built in 2017 by Stepper Homes and situated within a vibrant neighbourhood boasting park access, playground amenities, and convenient proximity to schools, this property offers a blend of comfort and community living. Spanning over 1,400 square feet, the home welcomes you with hardwood, ceramic tile, and carpet flooring throughout, complemented by high ceilings that create an airy and spacious atmosphere. An open floor plan connects the living room, the dining area, and the kitchen, which features quartz counters, ample storage, a pantry, and a convenient kitchen island. A half bath and patio with mountain views provide added enjoyment and ease of living. Upstairs, three bedrooms await, including a master suite complete with an ensuite four-piece bathroom and walk-in closet. Two additional bedrooms share a full bathroom. With a single attached garage and a full unfinished basement providing future possibilities, this townhouse presents an exceptional opportunity for those seeking a move-in ready home in a sought after location.