



GRASSROOTS
REALTY GROUP

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**111 Heritage Ridge
Cochrane, Alberta**

MLS # A2348731



\$682,395

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	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:	Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
Inclusions:	n/a		

Surrounded by scenic MOUNTAIN VIEWS, this Freya UT home offers 4 BEDROOMS, 3 BATHROOMS, and a DOUBLE ATTACHED GARAGE on a CONVENTIONAL LOT. The SOUTHEAST-FACING FRONT welcomes you into an OPEN-TO-ABOVE FOYER with a stunning staircase and metal spindle railing. A MAIN FLOOR BEDROOM with FULL BATH and tiled shower is perfect for guests or an office, while a basement with 9' ceilings and bathroom rough-in is ready for future development. The chef-inspired kitchen features a large island, WALK-IN PANTRY, ceiling-height cabinetry, and CHIMNEY HOODFAN, finished with knockdown ceilings and SOFT-CLOSE doors and drawers. The great room is anchored by a 50" ELECTRIC FIREPLACE. Upstairs, the primary retreat boasts a LUXURIOUS 5-PIECE ENSUITE with walk-in shower, freestanding SOAKER TUB, and DUAL VANITY. Includes SMART THERMOSTAT and keypad front door lock at no extra cost. Located in WEST HAWK, home to a future K-9 school site, dog park, and plenty of green space. Photos representative.