



GRASSROOTS
REALTY GROUP

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**119 Heritage Ridge
Cochrane, Alberta**

MLS # A2348927



\$698,145

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,537 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, 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:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Data		
Inclusions:	n/a		

4 BEDROOM UPPER + SCENIC MOUNTAIN VIEWS in this Priya K single family home at 119 Heritage Rdg, offering 2,469 SQ FT, 3 FULL BATHROOMS, and a DOUBLE ATTACHED GARAGE on a traditional lot with a SOUTHEAST-FACING FRONT. An additional MAIN FLOOR FLEX ROOM offers the perfect space for a home office or guest room. The L-SHAPED KITCHEN features a large island, ceiling-height cabinetry, chimney hood fan, and a walk-through pantry, finished with KNOCKDOWN CEILINGS. The great room is anchored by a 50" ELECTRIC FIREPLACE, with metal spindle railing on both floors. Upstairs, a spacious BONUS ROOM gives the whole family room to spread out. Enter the primary retreat through GRAND DOUBLE BARN DOORS into a LUXURIOUS 5-PIECE ENSUITE with walk-in shower, soaker tub, and dual vanity. 9' basement ceilings and a bathroom rough-in are ready for future potential development. 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 & playground.. Photos representative.