



GRASSROOTS
REALTY GROUP

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**31 Heritage Point
Cochrane, Alberta**

MLS # A2348974

\$484,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,543 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT TO THE BRICK

1,519 SQ FT | WALKOUT BASEMENT | SOHO-D | ATTACHED GARAGE | 3 BEDROOMS | 2.5 BATHROOMS | REAR DECK! Welcome to the Soho-D by Akash Homes, a thoughtfully designed two-storey offering modern style and functional living in West Hawk, Cochrane. The open-concept main floor brings together the kitchen, dining and great room, with a convenient pantry, eating bar and powder room. Upstairs, you'll find 3 bedrooms, including a spacious primary retreat, plus convenient upper-floor laundry. The WALKOUT BASEMENT provides direct access to the backyard and additional possibilities for future living space. Complete with an attached garage and rear deck with aluminum railing. Located in West Hawk, enjoy the charm of Cochrane with convenient access to shopping, recreation, everyday amenities, Calgary and the Rocky Mountains. PLEASE NOTE PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.