



GRASSROOTS
REALTY GROUP

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**86 Heritage View
Cochrane, Alberta**

MLS # A2350584



\$899,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,395 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Back Lane, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Separate Entrance, Walk-In Closet(s)		
Inclusions:	ALL furniture and artwork negotiable		

Welcome to your luxury sanctuary in Cochrane's newest, premier west-facing neighborhood. Boasting over 3,200 sq. ft. of modern, open-concept living space, this 3-bedroom executive home features floor-to-ceiling west-facing windows that frame panoramic, unobstructed sunsets over the Canadian Rocky Mountains. Fully Finished 1 bedroom Basement LEGAL-SUITE professionally developed with a separate entrance perfect as a Arbnb short term rental or long term mortgage helper. From the time you enter you'll notice the quality workmanship and high-end finishing's throughout including high ceilings, spacious open concept and bright, relaxed feel. The main features a wonderful chef's kitchen with newer gas stove & dishwasher, raised island and walk-through pantry. The lovely floor to ceiling fireplace rock wall feature is the center piece of the living room and nothing beats those mountain views from the dining room with a morning coffee. Upstairs is loads of living space with a huge bonus room, computer/office nook and 3 large bedrooms all with the upgraded floor to ceiling windows. The primary, of course has those lovely mountain views and luxurious 5pc ensuite with corner soaker tub, oversized tiled shower and his and hers vanities. An upper laundry and 4pc bath complete this level. The Walkout lower level was professionally developed into a legal-suite with all the required items that ensure this is a fantastic mortgage helper or revenue source. Beautiful kitchen with island, dining room and spacious living area, 4pc bathroom and separate laundry and storage area. Outside is over \$20K of recent landscaping work including large covered patio, concrete walk-up for lower legal-suite and low maintenance landscaping that frees you up to enjoy the mountains rather than mowing the grass. The evening sunsets and mountain

views from the oversized deck are a must see! Don't forget the oversized 23' x 23' front attached garage for the toys and vehicles and there's plenty of extra parking right across the road for guests.