



GRASSROOTS
REALTY GROUP

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93 Heritage Hill Cochrane, Alberta

MLS # A2350672



\$629,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	n/a		

Discover the perfect blend of luxury, space and location in this one of a kind executive home. Nestled on a quiet street, this property offers the rare combination of serenity and sunshine, with a bright, south facing backyard that bathes the entire home in natural light throughout the day. Step inside to be greeted by soaring 9' ceilings and elegant tile and hardwood flooring that flow seamlessly across the main level. The heart of the home is the sprawling kitchen, a chef's dream featuring stunning quartz countertops, full height upper cabinetry and a massive walk in pantry for ultimate convenience. The raised eating bar invites casual dining, while the adjacent living room captivates with its generous proportions, custom built-in cabinetry and a warm gas fireplace perfect for both quiet evenings and grand entertaining. The dining area offers ample space and has a patio door to a maintenance free, south facing deck, creating an effortless indoor/outdoor lifestyle. Ascend to the upper level, where 9' ceilings continue to enhance the sense of space. The immense primary suite is a true retreat, boasting a luxurious 5 piece ensuite with a large corner soaker tub and a sprawling walk-in closet. Step out to the front veranda, perched above the garage, and be mesmerized by breathtaking west views of the rolling hills and majestic mountains. This level also includes a versatile office/bedroom, a full 4 piece bathroom, a convenient laundry room and an enormous bonus room that provides endless possibilities for recreation or relaxation. The finished lower level expands your living space even further with a large recreation room and two additional bedrooms, connected by a Jack and Jill 3 piece bathroom featuring an oversized shower. The double attached garage offers ample additional storage for all your needs. This is more than a home it is a lifestyle

opportunity in an unbeatable location. Don't miss your chance to experience this extraordinary property. Call today to schedule your private showing this gem will not last long!