



**GRASSROOTS**  
REALTY GROUP

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**55 Heritage Grove  
Cochrane, Alberta**

**MLS # A2351641**

**\$519,999**

|                  |                                             |               |                  |
|------------------|---------------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                        |               |                  |
| <b>Type:</b>     | Residential/Duplex                          |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side             |               |                  |
| <b>Size:</b>     | 1,583 sq.ft.                                | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached                      |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Cul-De-Sac |               |                  |

|                    |                                                                                                                                 |                   |                                                     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                                                                                                      | <b>Water:</b>     | Public                                              |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                       | <b>Sewer:</b>     | Public Sewer                                        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                 | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Full                                                                                                                            | <b>LLD:</b>       | -                                                   |
| <b>Exterior:</b>   | Brick, Concrete, Metal Siding , Vinyl Siding, Wood Frame                                                                        | <b>Zoning:</b>    | R-MX                                                |
| <b>Foundation:</b> | Poured Concrete                                                                                                                 | <b>Utilities:</b> | Cable Connected, Electricity Connected, Natural Gas |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |                   |                                                     |

**Inclusions:** N/A

Discover a thoughtfully designed two-storey Duplex home that brings together comfort, functionality, and modern living. Offering 1583 sq. ft. of living space, with three bedrooms, two full bathrooms, a main-floor powder room, and a versatile upper-level bonus room, this home offers a practical layout designed for everyday living. The main floor features an open-concept living area connecting the kitchen, dining nook, and living room, creating an inviting space for both entertaining and daily activities. The kitchen includes a central island with a double sink, convenient access to a walk-in pantry, and an efficient layout that keeps everything within reach. A welcoming front foyer, conveniently located powder room, and direct access to the attached garage add to the home's everyday functionality. Upstairs, three bedrooms provide comfortable private spaces, while the centrally located bonus room offers flexibility for a family lounge, home office, or recreation area. The upper floor also features two full bathrooms, including one with direct access from a bedroom, a walk-in closet, and a dedicated laundry area conveniently situated near the bedrooms. Please see the interior finishing details below: Flooring: • Luxury Vinyl Plank on the main floor. • Carpet on the second floor. • Tiles in the washrooms. Kitchen: • Melamine finish cabinets. • Quartz counter tops. • Appliance package &dash; Attached in files. The home is inspected by a 3rd party inspector at Rough-In & Final Stage. Reports available. Renders are a visual representation of the home. Colours and materials may look different in person. Renderings and reference photos are for illustrative purposes only. Final colours, materials, finishes, and specifications may vary from the images shown.

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