



GRASSROOTS
REALTY GROUP

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4 Heritage Lane
Cochrane, Alberta

MLS # A2352782

\$492,500

Division:	Heritage Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

NO CONDO FEES | SOUTH-FACING BACKYARD | END UNIT | SIDE ENTRY | MOUNTAIN VIEWS! Enjoy modern luxury and breathtaking mountain views in this nearly-new end-unit home! The bright, open-concept main floor features 9-ft ceilings, stylish pot lights, luxury vinyl plank flooring, modern lighting, stainless steel appliances, a spacious quartz island, and a pantry. A convenient half bath completes the main level. The sun-filled living room opens directly onto a south-facing backyard, scenic walking paths. Motorized blinds on the main floor and stairwell add extra comfort and convenience. Upstairs, the spacious primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite with dual quartz vanities, a glass shower, and a deep soaker tub. Two additional bedrooms, a full bathroom, and an upper-floor laundry closet complete the second level. A separate side entrance leads to the undeveloped basement, offering excellent storage or future development potential. With stunning mountain views, a sunny south-facing backyard, an end-unit location, and NO CONDO FEES, this home is the perfect blend of style, privacy, and convenience!