

# \$839,900 - 27 Heritage Close, Cochrane

MLS® #A2193306

**\$839,900**

3 Bedroom, 3.00 Bathroom, 2,281 sqft  
Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

**\*\*MAY/JUNE 2025 POSSESSION \*\*** Welcome to the community of Heritage Hills in Cochrane. This beautiful home built by Canbrook Homes has amazing finishes throughout with 3 bedrooms and 2-1/2 bathrooms, with approximately 2326sq/ft of developed space from builders plans. The main floor features a large open concept with 9ft ceilings, an office, and vinyl plank flooring. The living room has large windows with the ceiling open to above with a beautiful chandelier with a gas fireplace and open concept design to the kitchen and dining area. The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance with a large walk through pantry through the mudroom. The upper floor has a large primary bedroom with an attached 5 piece en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, and large walk-in closet with built-in cabinets. The upper floor has 2 more additional spacious bedrooms with walk-in closets and a 4 piece bathroom, with the laundry room conveniently located on the top floor, you also have a large Bonus Room centrally located. The basement has a side entrance and already has plumbing roughed in for your development. Enjoy your triple car garage with extra space for storage and parking. Pictures are a rendering and not an exact match, finished pictures are from a similar build the builder has completed. This



home is conveniently located close to shopping, parks, with easy access to Highway 1A and 22X. Call today for directions and more details

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193306    |
| Price          | \$839,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,281       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 27 Heritage Close |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3G8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Built-in Features, Tray Ceiling(s) |
|-------------------|---|

|                 |  |
|-----------------|--|
| Appliances      | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating         | Forced Air   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | See Remarks  |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | See Remarks                           |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, See Remarks |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 75                 |
| Zoning         | R-MX               |
| HOA Fees       | 20                 |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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