

# \$682,395 - 11 Heritage Link, Cochrane

MLS® #A2248171

**\$682,395**

4 Bedroom, 3.00 Bathroom, 2,269 sqft  
Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

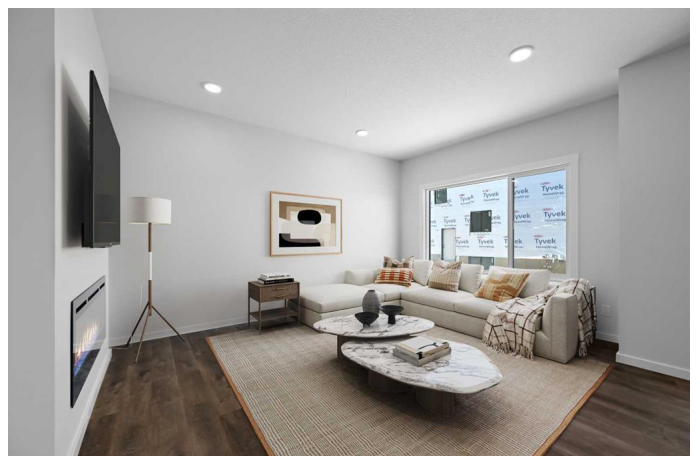
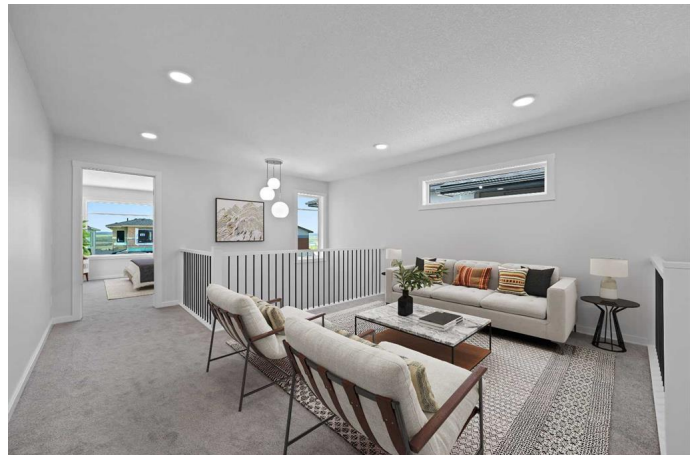
The Amari by Bedrock Homes combines modern style with practical design in the heart of Cochrane. Offering 2,270 sq. ft. of beautifully crafted living space, this 4-bedroom, 3-bathroom home features west-facing mountain views from the upper floor and a separate entrance to the basement, making it an ideal choice for families of all sizes. From the striking open-to-above foyer, you're welcomed into a main floor that includes a full bedroom and bathroom that is perfect for guests, a home office, or multi-generational living. The open-concept main level features a central kitchen, bright dinette, corner pantry and spacious great room at the rear of the home, ideal for entertaining. A mudroom that provides direct access to the double attached garage for added convenience. Upstairs, enjoy a central bonus room, two secondary bedrooms, a full bathroom, laundry room, and a private primary suite complete with a large walk-in closet and spa-inspired ensuite. A full basement awaits your personal design touches, the yard offers outdoor space for enjoyment. Thoughtfully designed for today's lifestyle, this home truly checks all the boxes.

Built in 2025

## Essential Information

MLS® #

A2248171



Price	\$682,395
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,269
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	11 Heritage Link
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2J8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in
Appliances	Garage Control(s), Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Level
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	70
Zoning	R-MX

### **Listing Details**

Listing Office	eXp Realty
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