

# \$789,900 - 27 Heritage Close, Cochrane

MLS® #A2248641

**\$789,900**

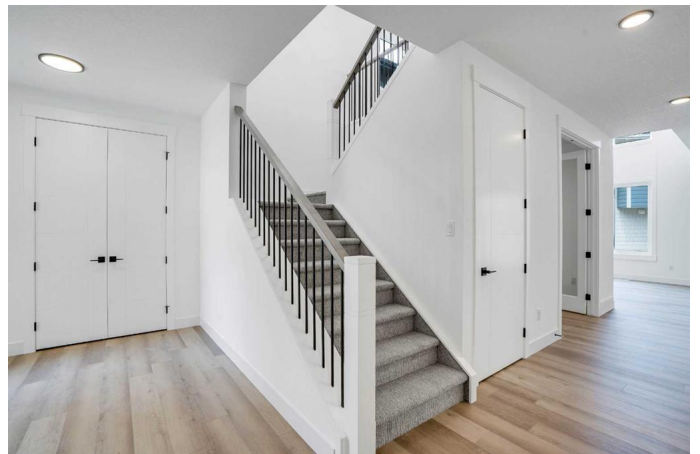
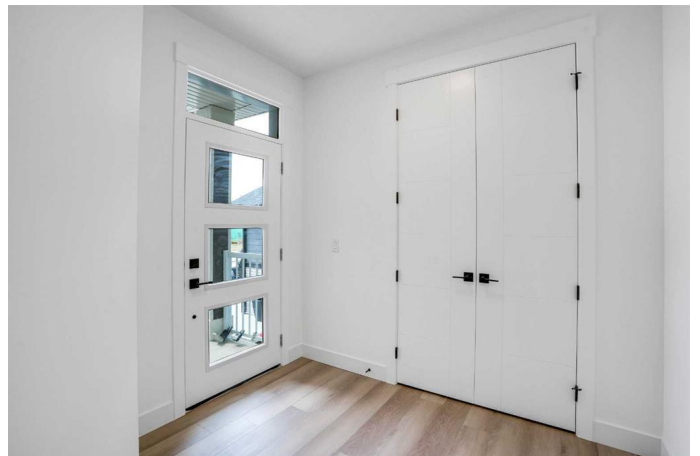
3 Bedroom, 3.00 Bathroom, 2,349 sqft

Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

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 2348sq/ft of developed space. 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 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. 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. This home is conveniently located close to shopping, parks, with easy access to Highway 1A and 22X. Contact your favorite agent to schedule your showing today!

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248641    |
| Price          | \$789,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,349       |
| 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 | Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator                                               |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                        |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Gas                                                                                                                         |

|              |                         |
|--------------|-------------------------|
| Has Basement | Yes                     |
| Basement     | See Remarks, Unfinished |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-MX              |
| HOA Fees       | 20                |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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