

# \$889,900 - 53 Heritage Park, Cochrane

MLS® #A2212411

**\$889,900**

4 Bedroom, 3.00 Bathroom, 2,447 sqft

Residential on 0.01 Acres

Heritage Hills., Cochrane, Alberta

**\*\*NOVEMBER/DECEMBER 2025**

**POSSESSION \*\*** Welcome to the community of Heritage Hills in Cochrane. This beautiful home built by Canbrook Homes will have amazing finishes throughout with 4 bedrooms and 2-1/2 bathrooms and with approximately 2447sq/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 a gas fireplace and open concept design to the kitchen and dining area which leads to your west facing deck with mountain views! The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance 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 with built-in cabinets. The upper floor has 3 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 walk-out and plumbing roughed in for your development. Enjoy your double 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. Still have an option to choose your finishes!

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212411    |
| Price          | \$889,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,447       |
| Acres          | 0.01        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

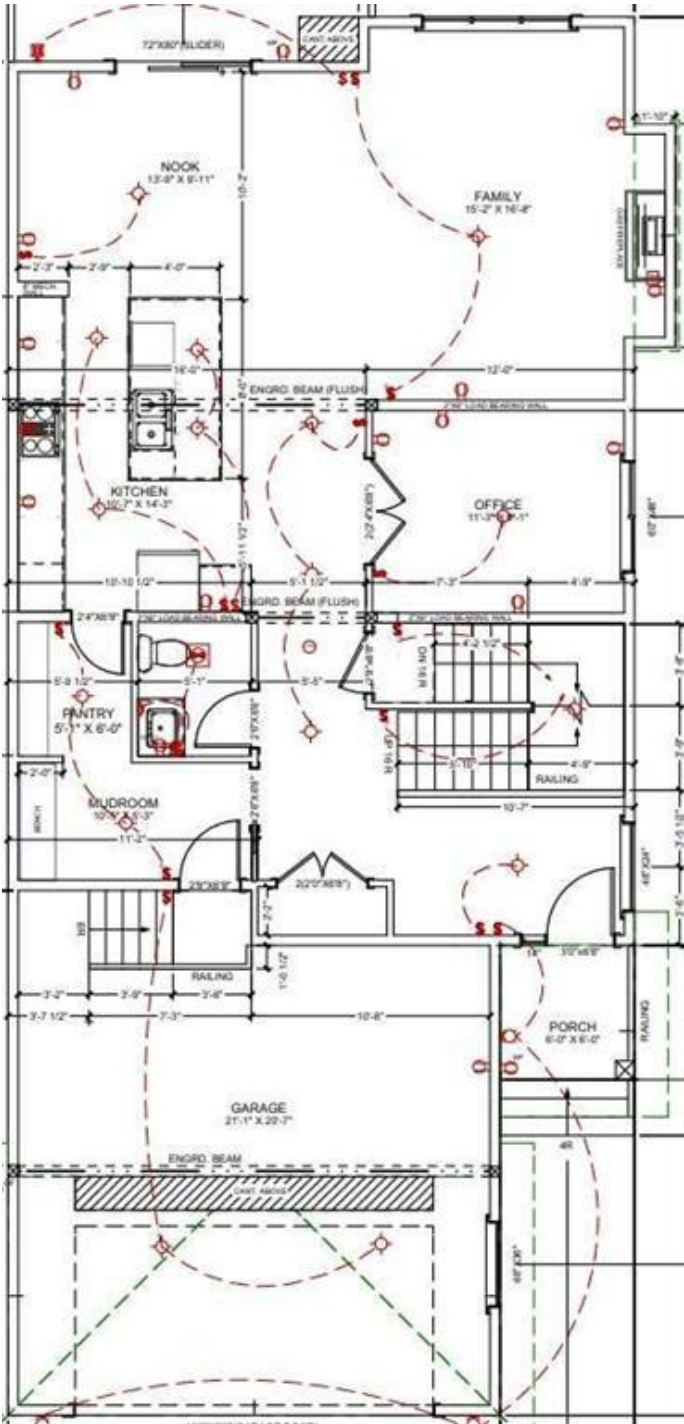
|             |                   |
|-------------|-------------------|
| Address     | 53 Heritage Park  |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3G9           |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, |
|-------------------|-----------------------------------------------------------------------|



|                 |                                  |
|-----------------|----------------------------------|
| Appliances      | Vinyl Windows, Wired for Dab     |
| Heating         | Dishwasher, Garage Control(      |
| Cooling         | Forced Air                       |
| Fireplace       | None                             |
| # of Fireplaces | Yes                              |
| Fireplaces      | 1                                |
| Has Basement    | Gas                              |
| Basement        | Yes                              |
|                 | Exterior Entry, Partial, Unfinis |

## Exterior

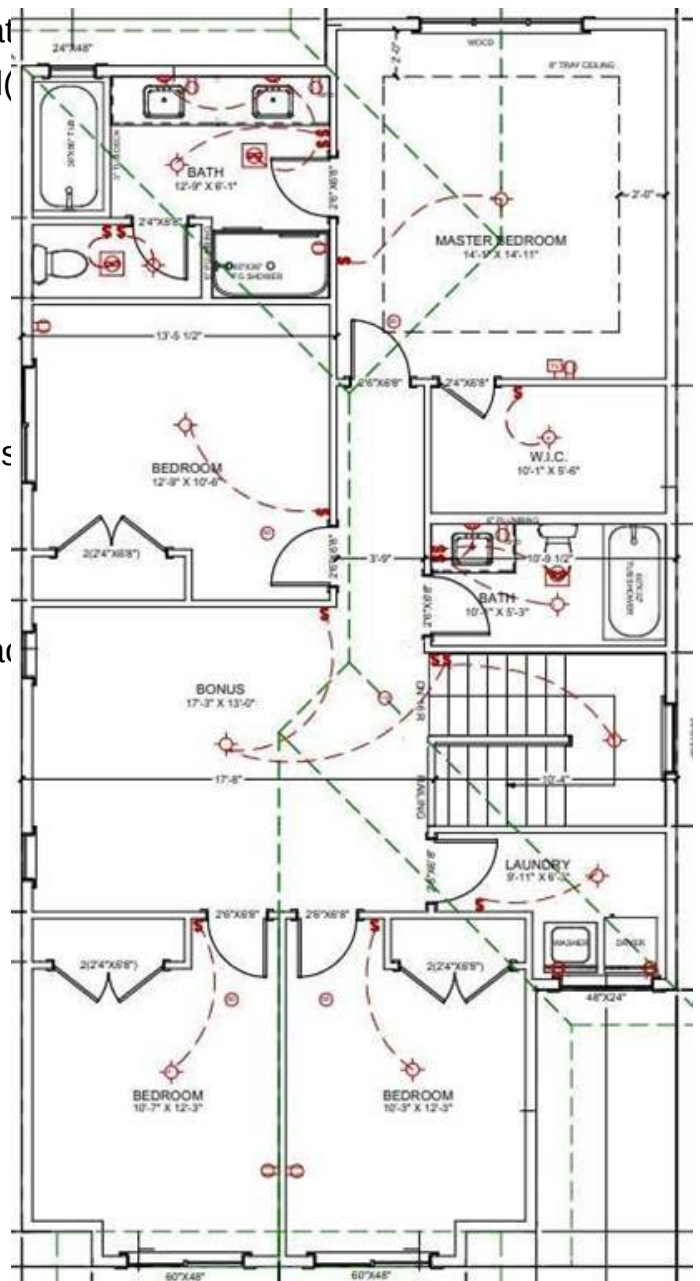
|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 116              |
| Zoning         | R-MX             |
| HOA Fees       | 20               |
| HOA Fees Freq. | ANN              |

## Listing Details

Listing Office                      Grand Realty



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