



171 Heritage Court Cochrane Alberta

\$723,900

Brand new Build by 'Homes By Fifty Six' Ready to move in September In Cochrane's Heritage Hills | SEPARATE ENTRANCE | NEARLY 2,300 SQ FT 3 bed/2.5 bath | MAIN FLOOR OFFICE/DEN + UPPER BONUS ROOM | UPGRADED THROUGHOUT | 'Heritage Hills' - offering stunning views, a peaceful community atmosphere, and easy access to nature and amenities, making it an ideal location for families and outdoor enthusiasts.

Upgrades/features inc: LVP/LVT Floor, carpet, full height tile Fireplace, Quartz counters, Tiled shower, boutique lighting, pull down faucets, free standing bathtub, reeded glass inlay, separate entrance to basement and so much more. Step inside and be enthralled with soaring ceilings to the second level, along with boutique lighting fixtures at the entry way, creating a grande entrance. The main floor features half bath, closet space, mud room, office/den, and great size open space that connects dining, kitchen and living space. The kitchen features: Cabinets to ceiling, Chimney hood fan, built in microwave, tile to ceiling where chimney hood fan is, large island with eating bar, quartz counters, many pot lights, along with a \$5k credit to choose the rest of your appliances to your taste - a great space to make home cooked meals. Kitchen overlooks dining room and best of all a living room with a floor to ceiling tiled fireplace, a great feature for the room enhancing the luxury feel to the home. Upper level features a large bonus room, 3 great size bedrooms, laundry room and the primary retreat. The primary retreat has walk in closet, and a spa like ensuite ready to enjoy that features: Stand alone tub, double vanity, walk in tile shower, quartz counters. Basement has a separate entrance to it, and is awaiting your ideas. Living in a brand new, never lived in home with these upgrades/features in an established community creates the perfect place to call your next hom...

2pc Bathroom .00 Ft x .00 Ft

Den 10.00 Ft x 7.50 Ft

Living room 16.08 Ft x 12.50 Ft

Dining room 13.42 Ft x 10.58 Ft

Kitchen 15.75 Ft x 13.42 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 15.00 Ft x 12.17 Ft

Bedroom 11.50 Ft x 10.33 Ft

Bedroom 11.50 Ft x 10.33 Ft

Bonus Room 11.50 Ft x 10.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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