



# 31 Heritage Cove Cochrane Alberta

\$829,900

**\*\*AUGUST 2024 Completion\*\*** Welcome to the community of Heritage Hills in Cochrane. This beautiful home being built by Canbrook Homes. This home features amazing finishes throughout with 3 bedrooms and 2-1/2 bathrooms, with approximately over 2200sq/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 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 tray ceilings and attached en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, with a walk-in closet. , and large walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large 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 double 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. Other Lots and Floor Plans are Available as well for your custom build, Home is under construction with an expected date of August 2024. Pictures are from a recent build by the builder with similar finishes but not an exact match. Call today for more details! (id:6769)

Living room 16.42 Ft x 16.33 Ft  
 Dining room 12.25 Ft x 13.17 Ft  
 Kitchen 10.58 Ft x 13.75 Ft  
 2pc Bathroom 5.08 Ft x 5.00 Ft  
 Office 8.58 Ft x 11.08 Ft  
 Primary Bedroom 13.83 Ft x 15.58 Ft

Bedroom 10.00 Ft x 12.50 Ft  
 Bedroom 12.08 Ft x 11.00 Ft  
 Bonus Room 12.17 Ft x 12.17 Ft  
 4pc Bathroom 8.58 Ft x 5.00 Ft  
 5pc Bathroom 9.67 Ft x 11.42 Ft

Listing Presented By:



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See

### Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca