



# 51 Heritage Circle Cochrane Alberta

\$715,000

Welcome to "The Tofino" in the community of Heritage Hills in Cochrane built by Canbrook Homes. This home will feature amazing finishes throughout with 3 bedrooms and 2-1/2 bathrooms, with approximately over 2216sq/ft of developed space (Measurements off Builders Plans). The main floor features a large open concept entry open to above with 9ft ceilings on the main floor, a den, and vinyl plank flooring. The family room has large windows with an electric 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 5 piece bathroom with dual vanity sinks, with the laundry room conveniently located on the top floor, you also have a large Bonus Room located as extra living space. The basement 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, schools, parks, with easy access to Highway 1A and 22X. Interior Pictures are from a similar model and not the exact home, rendering are subject to change. Other Lots and Floor Plans are Available as well for your custom build, Call today for more details! Home is expected to be completed by September 2024 (id:6769)

- Family room 12.83 Ft x 18.92 Ft
- Dining room 10.42 Ft x 9.50 Ft
- Kitchen 10.42 Ft x 14.50 Ft
- Den 11.42 Ft x 8.50 Ft
- 2pc Bathroom 5.00 Ft x 5.67 Ft
- Primary Bedroom 13.33 Ft x 15.58 Ft

- Bedroom 11.08 Ft x 11.50 Ft
- Bedroom 11.75 Ft x 11.50 Ft
- 5pc Bathroom 12.25 Ft x 10.67 Ft
- 4pc Bathroom 8.67 Ft x 5.00 Ft
- Bonus Room 14.42 Ft x 14.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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