$599,900 - 109 Heritage Park, Cochrane

MLS® #A2250818

$599,900
3 Bedroom, 3.00 Bathroom, 1,522 sqft
Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Introducing the â€œPercyâ€•! Nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 109 Heritage Park is a 1,522 sqft attached home which shows the quality workmanship and attention to detail in both design and finishings of Fifth Avenue Homes. The main floor features an open plan with a spacious great room, open to the kitchen and eating area, perfect for entertaining and family gatherings. Beautiful kitchen with custom cabinets, top-of-the-line fixtures, pantry, table-top island with breakfast bar. Access to the 10'x10' deck from the dining nook. Completing the main floor: 2 piece bathroom and access to the double garage. The upper level is perfectly designed with a loft area which is a great space for toys, TV or computer desk. Two spacious bedrooms, 4 piece bathroom, laundry plus the primary bedroom suite with a 3 piece ensuite and walk-in closet. Minutes to the 1A highway west to the mountains or head east for an easy commute to Calgary; close to old town Cochrane with its many shops and restaurants. Home is at framing stage, will be ready for December possession. At framing stage, NO public access to the property at this time.

Built in 2025

Essential Information

MLS® #	A2250818

Price	$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,522
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	109 Heritage Park
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3N1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	R-MD

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.

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