

# \$599,900 - 109 Heritage Park, Cochrane

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MLS® #A2250818

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,522 sqft

Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Introducing the "Percy"! 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 | 59                |
| Zoning         | R-MD              |

**Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

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