$899,900 - 46 Heritage Close, Cochrane

MLS® #A2214059

$899,900
3 Bedroom, 3.00 Bathroom, 2,104 sqft
Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

Introducing the â€œHenryâ€•! Nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 46 Heritage Cove, showcases the quality workmanship and attention to detail in both design and finishings of Fifth Avenue Homes. This home offers 2,100 sq ft above grade with potential to develop another 900 sq ft in the walk-out lower level (builder has plans available and can develop for additional cost). The main floor features a great room with a gas fireplace, the open concept is perfect for entertaining and family gatherings. The beautifully designed kitchen is a dream! Custom cabinets, top-of-the-line fixtures, pantry, Quartz counters and table-top island with stool seating. The eating area adjoining the kitchen has room for a full-size dining suite and access to the 14.5'x9' deck with gas BBQ line. There is a front flex room that can be used as an office, den or formal dining room. Completing the main floor: 2 piece bathroom and mud room with access to the double garage. Engineered hardwood, custom tile work and 9â€™ ceilings throughout the main floor. The upper level is perfectly designed for a large family! The bonus has room for toys, TV or computer desk, laundry room, 2 spacious bedrooms plus the primary suite with a spa-style ensuite and walk-in closet. The home sits on an east exposure, walk-out lot in the popular community of Heritage Hills, close to the park and tot lot. 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. $8,700 appliance allowance included for buyer to choose appliances.

Built in 2025

Essential Information

MLS® #	A2214059
Price	$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,104
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Heritage Close
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3G8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Range Hood

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Irregular Lot, Pie Shaped Lot, Sloped
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	52
Zoning	R-MX

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.

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