

# \$889,900 - 53 Heritage Park, Cochrane

MLS® #A2212411

**\$889,900**

4 Bedroom, 3.00 Bathroom, 2,447 sqft  
Residential on 0.01 Acres

Heritage Hills., Cochrane, Alberta

**\*\*NOVEMBER/DECEMBER 2025**

**POSSESSION \*\*** Welcome to the community of Heritage Hills in Cochrane. This beautiful home built by Canbrook Homes will have amazing finishes throughout with 4 bedrooms and 2-1/2 bathrooms and with approximately 2447sq/ft of developed space from builders plans. The main floor features a large open concept with 9ft ceilings, an office, and vinyl plank flooring. The living room has large windows with a gas fireplace and open concept design to the kitchen and dining area which leads to your west facing deck with mountain views! The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance package with a large walk through pantry through the mudroom. The upper floor has a large primary bedroom with an attached 5 piece en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, and large walk-in closet with built-in cabinets. The upper floor has 3 more additional spacious bedrooms with walk-in 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 walk-out and plumbing roughed in for your development. Enjoy your double car garage with extra space for storage and parking. Pictures are a rendering and not an exact match, finished pictures are from a similar build the builder has completed. This



home is conveniently located close to shopping, parks, with easy access to Highway 1A and 22X. Call today for directions and more details. Still have an option to choose your finishes!

Built in 2025

### Essential Information

MLS® #	A2212411
Price	\$889,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,447
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

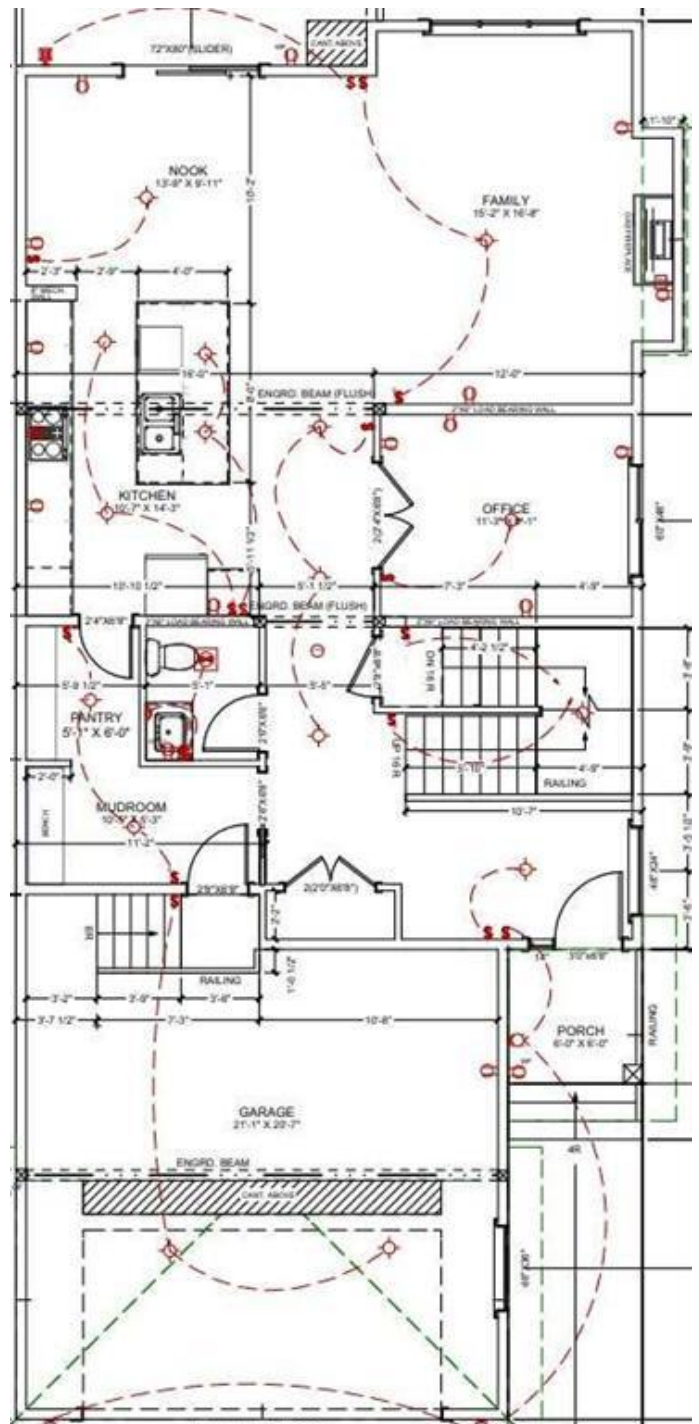
Address	53 Heritage Park
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3G9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks,



Tray Ceiling(s), Vinyl Window  
 Appliances Dishwasher, Garage Control  
 Heating Forced Air  
 Cooling None  
 Fireplace Yes  
 # of Fireplaces 1  
 Fireplaces Gas  
 Has Basement Yes  
 Basement Exterior Entry, Partial, Unfinis

**Exterior**

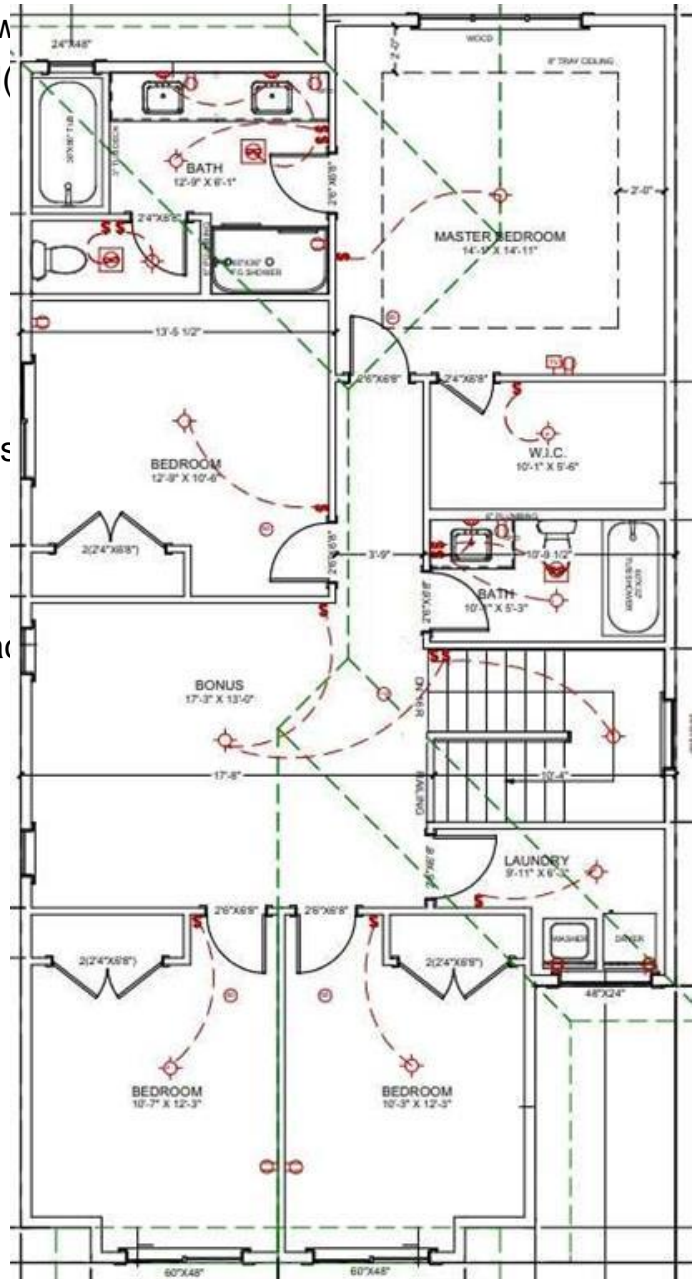
Exterior Features None  
 Lot Description Backs on to Park/Green Space  
 Roof Asphalt Shingle  
 Construction Vinyl Siding, Wood Frame  
 Foundation Poured Concrete

**Additional Information**

Date Listed April 16th, 2025  
 Days on Market 8  
 Zoning R-MX  
 HOA Fees 20  
 HOA Fees Freq. ANN

**Listing Details**

Listing Office Grand Realty



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