\$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 "Henry―! Nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 46 Heritage Close, 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 9' 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.

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, No Animal Home, No Smoking Home, Quartz

Counters, Closet Organizers

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Gas Stove

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces

Fireplaces Gas, Great Room

1

Has Basement Yes

Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features None

Lot Description Irregular Lot, Pie Shaped Lot, Sloped

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025

Days on Market 102

Zoning R-MX

Listing Details

Listing Office The Home Hunters Real Estate Group Ltd.

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