

**51 Heritage Circle
Cochrane, Alberta**

MLS # A2176946



\$699,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,236 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partially Finished, See Remarks	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

**** QUICK POSSESSION MOVE IN READY **** | Welcome to "The Tofino" in the community of Heritage Hills in Cochrane built by Canbrook Homes. This home will feature amazing finishes throughout with 3 bedrooms and 2-1/2 bathrooms, with approximately over 2236sq/ft of developed space. The main floor features a large open concept entry open to above with 9ft ceilings on the main floor, a den, and vinyl plank flooring. The family room has large windows with an electric fireplace and open concept design to the kitchen and dining area. The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance with a large walk through pantry through the mudroom. The upper floor has a large primary bedroom with tray ceilings and attached en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, with a walk-in closet. , and large walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large closets and a 5 piece bathroom with dual vanity sinks, with the laundry room conveniently located on the top floor, you also have a large Bonus Room located as extra living space. The basement has a side entrance and plumbing roughed in for your development. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located close to shopping, schools, parks, with easy access to Highway 1A and 22X