

**113 Heritage Cove
Cochrane, Alberta**

MLS # A2180413



\$785,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,354 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: n/a

Gorgeous move-in ready home on a massive pie shaped lot. This immaculately kept, original owner home exudes pride of ownership throughout. From the moment you enter this spacious family property it is evident that quality and care were given in its construction and maintenance. The main floor offers a versatile layout with a spacious den/ office, perfect for those who work from home. The bright open kitchen is beautifully appointed with a massive island, quartz countertops and a full compliment of stainless appliances including a gas stove. A clever walk-through pantry that leads to the rear entry makes organization a breeze with an abundance of storage for sundries and large kitchen tools. Cozy up in the living room with its gas fireplace featuring a floor to ceiling tiled surround. Adjacent is a spacious dining room with which walks out to the incredible ground level deck and outdoor entertainment area, perfect for your large family gatherings. Upstairs you will discover a huge bonus room with vaulted ceiling. This welcoming and restful space is filled with South facing light and walks out to an upper level covered deck to take in the sun and enjoy those big Alberta skies. Three bedrooms, including the spacious primary suite and laundry are also located on the second level. The basement is fully developed with exceptional quality finishing. It boasts a 4th bedroom with a custom lattice feature wall, full bathroom, gym and a gorgeous family room with a walk up bar. The entire lower level has been spray foamed for your comfort, while the design and style of the built-in entertainment wall with its linear electric fireplace will impress your friends on game night! Outside the features of this property continue with a wonderful composite deck which includes a sunken hot tub, 2 pergolas, a gas line for your BBQ and ample space for your year-round enjoyment. There is a pad that

can accommodate your pool in the summer or a hockey rink in the winter plus additional side yard space for your toys or rv. With a gate to back lane access, the opportunities for use are aplenty. The double attached garage is oversized, insulated and drywalled with a bump out which is home to a large tool bench/ work space and has great built-in shelving. There is also a gas line to the garage and an upper storage mezzanine for your seasonal items and sports equipment. All downspouts have weeping tile and the overall thoughtfulness in the design and improvements at this property are truly impressive. This amazing home is one of a kind and will not last.