

**155 Heritage Court**  
**Cochrane, Alberta**

**MLS # A2180834**

**\$674,900**



<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,350 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Triangular Lot, Corner Lot, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\* Temporary Builder incentive price in effect \*\* Reflected in price ! Welcome to 155 Heritage Court, Cochrane, a masterpiece proudly crafted by Daytona Homes, a builder celebrated for their exceptional craftsmanship and unwavering commitment to customer satisfaction. Nestled on a desirable pie-shaped lot with the added convenience of a back lane, this stunning property offers over 2,000 square feet of thoughtfully designed living space that perfectly blends functionality with modern elegance. With 4 spacious bedrooms, 2.5 beautifully finished bathrooms, and a 3-piece rough-in in the basement for future development, this home is an excellent choice for growing families or those who love to entertain. The main floor welcomes you with an open-concept layout that exudes warmth and sophistication. The bright and airy great room, bathed in natural light from large windows, flows seamlessly into the adjacent nook and chef-inspired kitchen. Designed to impress, the kitchen features sleek modern finishes, stainless steel appliances, a built-in microwave, and an oversized island that serves as the heart of the home. A versatile den on this level offers the perfect space for a home office or playroom, while a conveniently located mudroom connects to the attached double garage, ensuring effortless daily living. Upstairs, the primary suite provides a private retreat, complete with a luxurious 5-piece ensuite featuring a double vanity, deep soaker tub, oversized walk-in shower, and a generously sized walk-in closet. Three additional bedrooms offer plenty of space for children, guests, or creative use, while a bonus room serves as a cozy hub for family relaxation or movie nights. A dedicated upper-level laundry room adds practicality, making household chores more convenient and efficient. The exterior of this home is just as remarkable as the interior. The pie-shaped lot**

provides a spacious backyard, perfect for outdoor activities or future landscaping projects, while the back lane enhances functionality and ease of access. Located in the vibrant and family-friendly community of Heritage Hills, this property offers a tranquil neighborhood atmosphere while keeping you connected to Cochrane's parks, trails, and amenities. Built with Daytona Homes's signature quality, this home is thoughtfully proportioned, with over 1,000 square feet on both the upper and main floors for a spacious and comfortable living experience. The unfinished basement, complete with a 3-piece rough-in, provides endless potential for customization and expansion to suit your needs. This property is move-in ready, complete with standard appliances and a garage opener. Daytona Homes reputation for impeccable quality and exceptional service is evident in every detail, from premium finishes to the seamless design. This home is not just a place to live but a place to thrive. Don't miss the opportunity to own this exceptional property where quality, comfort, and style come together in perfect harmony.