

**110 Heritage Place NE
Cochrane, Alberta**

MLS # A2272509



\$899,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,215 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front Driveway		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Gentle Sloping, Irregular Shape		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks, Space Heater	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Wired for Sound		
Inclusions:	Tv in Master Suite, King Size Bed & Bedding		

Welcome to 110 Heritage Place, a truly one-of-a-kind, custom-built Assured Home set on an expansive 8,600 sq. ft. lot in a quiet cul-de-sac. With breathtaking mountain views, a private yard, RV storage, and a massive heated oversized attached double garage, this thoughtfully designed home offers exceptional features for every lifestyle. Step inside to a spacious ceramic tile foyer where pride of ownership is immediately evident. Just off the entry is a convenient 2-piece powder room and direct access to the heated oversized double garage, complete with built-in cabinetry, workbenches, and extensive storage — a dream space for car enthusiasts and lift-ready. And just when you think this home couldn't get any more thoughtful... meet the dog door ???. Located beside the garage entrance, this premium smart dog door is activated by your dog's collar and leads to a covered ramp and fully fenced dog run — because every family member deserves a little luxury, paws included. Continue through the walk-through pantry and into the heart of the home. The chef-inspired kitchen offers ample counter and cupboard space, a Whirlpool fridge/freezer combo, and a Samsung induction oven, perfect for everyday living and entertaining. The open dining area leads to a spectacular 700 sq. ft. deck — an entertainer's paradise complete with a built-in hot tub and wiring for sound and heat for year-round enjoyment. The inviting living room is anchored by a cozy gas fireplace. Upstairs, brand-new carpet leads to a bright open hallway and elegant French doors opening into the primary suite — a true hotel-style retreat featuring a custom built-in king-size bed with integrated lighting and breathtaking mountain views. The spa-inspired ensuite includes a corner soaker tub, granite countertops, and a double vanity. Two

generously sized bedrooms share a 3-piece Jack & Jill bathroom, along with a dedicated laundry room and a massive bonus room overlooking the cul-de-sac with soaring ceilings and an abundance of natural light. The walk-out basement offers excellent flexibility with suite potential, including living space, microwave, washer and dryer, and a 3-piece bathroom with a soaker tub. Step outside to the expansive backyard with room for a large garden, outdoor living, and rare on-site RV storage. Thoughtfully designed and meticulously maintained, this is more than a home — it's a lifestyle.