

**61 Heritage Park
Cochrane, Alberta**

MLS # A2284596

\$569,900



Division:	Heritage Hills	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,522 sq.ft.	Age: 2026 (0 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	0.06 Acre	
Lot Feat:	Level	

Heating:	Forced Air, Natural Gas	Water:	-
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Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
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Roof:	Asphalt Shingle	Condo Fee:	-
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Basement:	Full	LLD:	-
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Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
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Foundation:	Poured Concrete	Utilities:	-
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Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
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Inclusions:	N/A
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Introducing the "Emerson"! Nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 61 Heritage Park is a 1,522 sqft attached home which shows the quality workmanship and attention to detail in both design and finishings of Fifth Avenue Homes. The main floor features an open plan with a spacious great room, open to the kitchen and dining area, perfect for entertaining and family gatherings. Beautiful kitchen with custom cabinets, top-of-the-line fixtures, pantry, table-top island with breakfast bar. Access to the 8'x10' deck from the dining nook. Completing the main floor: 2 piece bathroom, mudroom and access to the double garage. The upper level is perfectly designed with a loft area which is a great space for toys, TV or computer desk. Two spacious bedrooms, 4 piece bathroom, laundry plus the primary bedroom suite with a 4 piece ensuite and walk-in closet. 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.