

69 Heritage Park  
Cochrane, Alberta

MLS # A2284599

**\$599,900**



<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,794 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Introducing the "Austen"! Nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 69 Heritage Park is a 1,794 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 9'x10' deck from the dining nook. Completing the main floor: 2 piece bathroom 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 with walk-in closets, 4 piece bathroom, laundry room plus the primary bedroom suite with a 5 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.