

**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 |                   |      |
| <b>Inclusions:</b> | 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 9x10' 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.