

**24 Heritage Link
Cochrane, Alberta**

MLS # A2287354

\$771,645



Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,375 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	n/a		

The Maeve is intuitively designed to provide you and your family a fantastic place to call home. As you enter, you're greeted by a foyer, flex room (ideal for an office or craft room) and bathroom, all leading to a galley kitchen that overlooks the spacious great room and dining area. The rear deck off of the kitchen has an amazing mountain view! The designer kitchen boasts a walk-through pantry that leads through to the mudroom, which is just off the double garage. The second floor features two secondary bedrooms, a full bathroom, and large bonus room. The impressive primary bedroom offers a roomy ensuite with two vanities, free-standing tub, and walk-in shower. Plus, the primary walk-through closet leads to the upstairs laundry room. The walkout basement lends itself perfectly for potential future development with bathroom rough-in and additional basement windows.