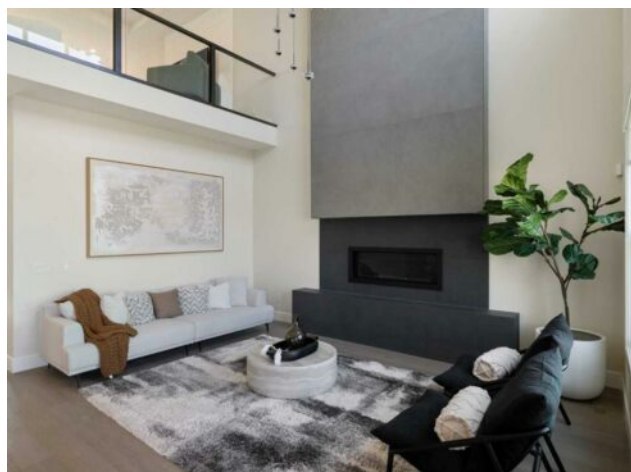


**33 Heritage Park
Cochrane, Alberta**

MLS # A2269768



\$899,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,441 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Discover elevated living in Heritage Hills, Cochrane, with this beautifully crafted 2,400 sq ft home by Green Cedar Homes. Featuring 5 bedrooms, 3.5 bathrooms, a fully developed walk-out basement, and a gas fireplace, this residence combines modern style, functionality, and family-focused design. The open-concept main floor is bright and inviting, anchored by a chef-inspired kitchen with premium finishes, quartz counters, and a central island that flows seamlessly into the dining and living areas. The gas fireplace in the living room provides a cozy focal point, perfect for relaxing evenings or entertaining guests. A flex space on the main floor adds versatility for a home office, study, or formal sitting area, while thoughtful details like a walk-through pantry and mudroom elevate everyday living. Upstairs, the primary suite is a private retreat with a spa-inspired ensuite, dual vanities, a freestanding soaking tub, and a generous walk-in closet. Two additional bedrooms and a full bath complete the second floor, offering comfortable space for family. The walk-out basement adds incredible value and flexibility, featuring two bedrooms, a full bathroom, and a spacious family room—ideal for teens, guests, or multi-generational living. Located in Heritage Hills, residents enjoy parks, walking trails, playgrounds, and panoramic views of the Rockies, all just minutes from Cochrane's amenities.