

# \$1,324,900 - 2 Heritage Close, Cochrane

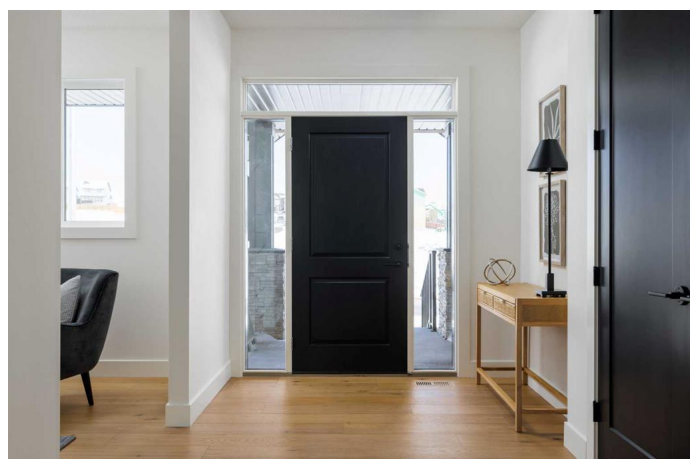
MLS® #A2176545

**\$1,324,900**

4 Bedroom, 4.00 Bathroom, 2,768 sqft  
Residential on 0.16 Acres

Heritage Hills., Cochrane, Alberta

Introducing the “Bradbury” Show Home! One of Fifth Avenue Homes™ most popular plans, nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 2 Heritage Close showcases the quality workmanship and attention to detail in both design and finishings of Fifth Avenue Homes. The Bradbury offers 2,768 sq ft above grade with an additional 960 sq ft of amazing lower level development. The main floor features a great room with a gas fireplace, the open concept is perfect for entertaining and family gatherings. The beautifully designed chef’s kitchen is truly a dream! Extensive custom cabinets, top-of-the-line fixtures premium Quartz counters, stunning, oversized table-top island with stool seating for 5 plus a walk-through butler’s pantry with additional storage and prep counter. The eating area adjoining the kitchen has room for a full-size dining suite and a garden door to the spacious 10’x10’ west exposure deck. There is a front flex room that can be used as an office, den or formal dining room. Completing the main floor: 2 piece bathroom, a full size laundry room (custom folding table, cabinets, hanging racks and sink), and a family size mud room (custom built-in wood storage lockers) with direct access into the butler’s pantry and the oversized double garage. Engineered hardwood, custom tile work, 9’ ceilings and 8’ interior doors throughout the main floor. The upper level is perfectly designed for a large family! Three spacious bedrooms,



including a stunning primary suite with a fully equipped spa-style ensuite and walk-in closet. The bonus room has plenty of room for toys, TV and a homework station. The fully developed lower level has the same level of quality workmanship and finishings as the main & upper levels. Oversized, sunshine windows and 9'™ ceilings. Media room with 2nd fireplace, games area with fully equipped wet bar and a step-in wine room (custom wine racks with lighting), 4th bedroom, 3 piece bathroom, storage and utility. This show home comes with over \$250,000 of extras/upgrades including lower level development, plus all the appliances are included. The home sits on an oversized, west exposure, corner lot in the popular community of Heritage Hills. 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. Fifth Avenue Homes has the Bradbury and other plan options currently under construction which are available, or choose to build and customize your own "show home"! Show Home Hours Mon-Thurs 2-8 pm, weekends & holidays noon-5 pm, Fri closed. From Bow Valley Trail turn right on Horse Creek Road, right on Heritage Blvd. Show home is on corner of Heritage Blvd and Heritage Close (formerly Cove - street sign will be changed to Close).

Built in 2024

### **Essential Information**

MLS® #	A2176545
Price	\$1,324,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,768
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2 Heritage Close
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3G8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Wet Bar
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle

Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 1st, 2024
Days on Market	172
Zoning	R-MX

### **Listing Details**

Listing Office	The Home Hunters Real Estate Group Ltd.
----------------	---

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.