

**8 Heritage Link
Cochrane, Alberta**

MLS # A2275137



\$708,645

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| Division: | Heritage Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,296 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 | | |

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|--------------------|---|-------------------|------|
| 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, Metal Siding , Vinyl Siding, Wood Siding | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Framed by breathtaking mountain views from the rear, this 3-bed, 2.5-bath, 2,237 sq ft front-attached garage home delivers refined, quick-possession living at its finest. An open-to-above foyer flows into a sun-drenched main floor with 9' ceilings and a great room anchored by a 50" electric fireplace. The chef's kitchen stuns with quartz countertops, ceiling-height cabinetry, chimney hood fan, oversized island, and walk-through pantry. Upstairs, the primary bedroom features a private sitting area, custom walk-in closet with direct laundry access, and a spa-style ensuite with double sinks, soaker tub, and tiled shower. A walkout basement offers exceptional future development potential, while an extended concrete patio and rear deck elevate outdoor living. High-efficiency furnace, HRV system, and soft-close finishes throughout.