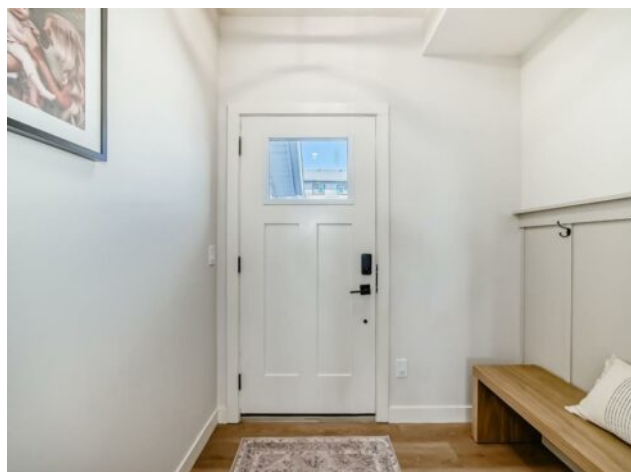


## 8 Heritage Lane Cochrane, Alberta

**MLS # A2247279**

# \$565,000

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Heritage Hills   |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,483 sq.ft.   | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street, Single Garage Attached                           |               |                  |
| <b>Lot Size:</b> | 0.00 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape, Paved, Street Lighting |               |                  |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <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, Unfinished               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island                 |                   |      |

**Inclusions:** N/A

This home is just waiting for your personal touch in making it warm and inviting for you and your family. 3 bedrooms with laundry at the top of your wide staircase, with a spacious bonus room. The main floor has living room with new shiplap walls, dining/eating area and an island with bright kitchen over looking the backyard off of the deck, and the views!!! The backyard has green grass and large patio for entertaining, a covered storage area under the upper deck and a gate to access the walking path to the park. Undeveloped basement with Roughed in Bath ready to be developed.