

# \$849,900 - 88 Heritage Ridge, Cochrane

MLS® #A2214576

**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,296 sqft

Residential on 0.09 Acres

NONE, Cochrane, Alberta

The Priya model brings flair throughout the home with a flex room right off the front foyer and a walk-through mudroom and pantry off the double car garage. Discover the open-concept kitchen with an island that overlooks the dining area and stunning open-to-below great room. Upstairs you will find two bedrooms, a full bathroom, a central bonus room, spacious laundry room, and a large primary bedroom. Walk through double doors lead to the primary bedroom that's accompanied by a walk-in closet and luxury 5-piece ensuite. \*Photos are representative of the floorplan and interior colors may not be exact. Photos are representative.

Built in 2025

## Essential Information

MLS® #	A2214576
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,296
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



## Community Information

Address	88 Heritage Ridge
Subdivision	NONE
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2J8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in, Stone Counters, French Door, Granite Counters, Smart Home, Separate Entrance, Vaulted Ceiling(s)
Appliances	Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	68
Zoning	R1-U

## Listing Details

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