

# \$682,395 - 11 Heritage Link, Cochrane

MLS® #A2248171

**\$682,395**

4 Bedroom, 3.00 Bathroom, 2,269 sqft

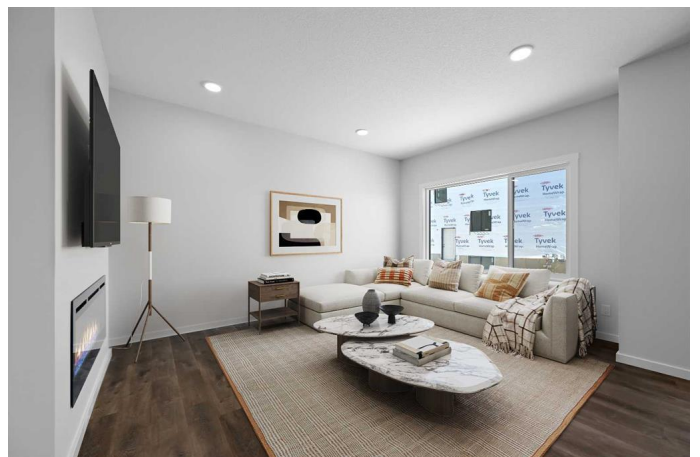
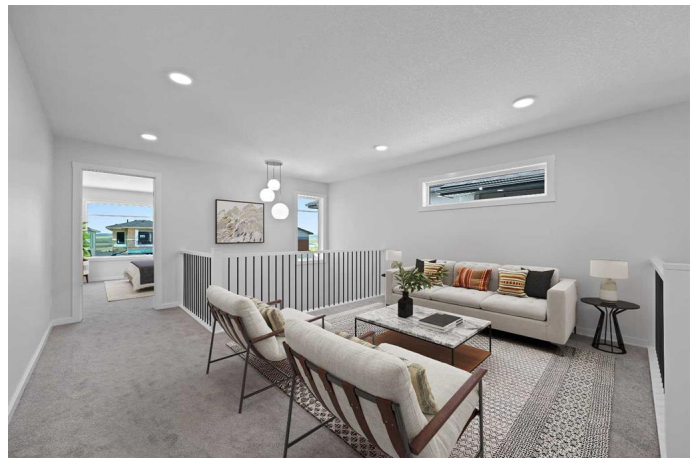
Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

**\*\*OPEN HOUSE Saturday, November 1st from 1-3pm\*\*** The Amari by Bedrock Homes combines modern style with practical design in the heart of Cochrane. Offering 2,270 sq. ft. of beautifully crafted living space, this 4-bedroom, 3-bathroom home features west-facing mountain views from the upper floor and a separate entrance to the basement, making it an ideal choice for families of all sizes. From the striking open-to-above foyer, you're welcomed into a main floor that includes a full bedroom and bathroom that is perfect for guests, a home office, or multi-generational living. The open-concept main level features a central kitchen, bright dinette, corner pantry and spacious great room at the rear of the home, ideal for entertaining. A mudroom that provides direct access to the double attached garage for added convenience. Upstairs, enjoy a central bonus room, two secondary bedrooms, a full bathroom, laundry room, and a private primary suite complete with a large walk-in closet and spa-inspired ensuite. A full basement awaits your personal design touches, the yard offers outdoor space for enjoyment. Thoughtfully designed for today's lifestyle, this home truly checks all the boxes.

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2248171    |
| Price          | \$682,395   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,269       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11 Heritage Link  |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2J8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), Smart Home |
| Appliances        | Garage Control(s), Range Hood                                                                                                                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Full                                                                                                                                                                                                          |

**Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Entrance                                    |
| Lot Description   | Level                                               |
| Roof              | Asphalt Shingle                                     |
| Construction      | Brick, Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 81                |
| Zoning         | R-MX              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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