

# \$924,900 - 88 Heritage Ridge, Cochrane

MLS® #A2214576

**\$924,900**

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          | \$924,900   |
| 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 | Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), French Door, Smart Home |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Electric Cooktop  |
| 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 | 19               |
| Zoning         | R1-U             |

## Listing Details

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