

# \$677,145 - 7 Heritage Link, Cochrane

MLS® #A2248165

**\$677,145**

3 Bedroom, 3.00 Bathroom, 2,306 sqft

Residential on 0.08 Acres

NONE, Cochrane, Alberta

**\*\*OPEN HOUSE Sunday, November 2nd from 1-3pm\*\*** The Hadley by Bedrock Homes offers a thoughtfully crafted open-concept layout designed for modern living with west-facing mountain views from the upper floor, perfect for enjoying Alberta's natural beauty. From the moment you step inside, the open-to-above foyer sets an impressive tone, leading to a functional walk-through mudroom and pantry. At the heart of the home, the central kitchen showcases a large island that overlooks a bright great room and dining area, ideally situated at the rear for seamless entertaining and everyday comfort. Upstairs, you'll find a spacious bonus room, two additional bedrooms, and a full bathroom. A striking bridge hallway over the foyer leads to the private primary suite, featuring a luxurious ensuite and a walk-through closet with direct access to the laundry—combining style with smart design. This home also includes a separate entrance to the basement, offering excellent potential for future development.

**\*\*Please note:** Photos and measurements are of 15 Heritage Link, Cochrane. While the floor plan is identical, finishes, selections, and colours are different.



Built in 2025

## Essential Information

MLS® #                      A2248165

Price                        \$677,145

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,306       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7 Heritage Link   |
| Subdivision | NONE              |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2J8           |

### Amenities

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

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Garage Control(s), Range Hood                                                                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                |
| Cooling           | None                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                      |
| Fireplaces        | Electric, Insert                                                                                                                                                       |
| 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 | 80                |
| Zoning         | R-MX              |

**Listing Details**

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

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