

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

MLS® #A2248165

**\$677,145**

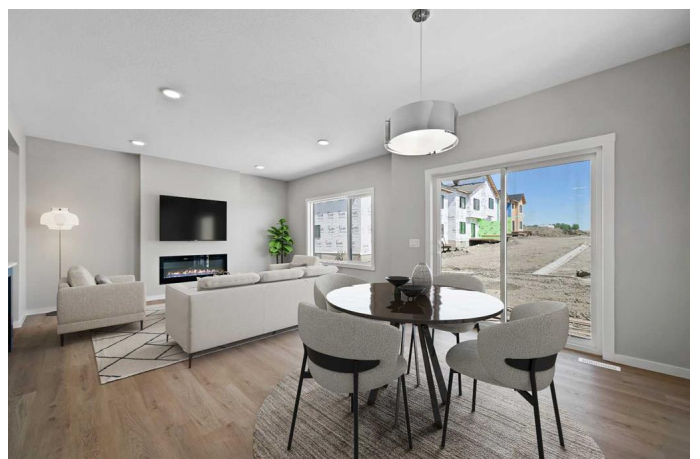
3 Bedroom, 3.00 Bathroom, 2,306 sqft

Residential on 0.08 Acres

NONE, Cochrane, Alberta

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 | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in |
| 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 Entry, Unfinished                                                                                                                                       |

### 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 | 71                |
| Zoning         | R-MX              |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.