

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

MLS® #A2248165

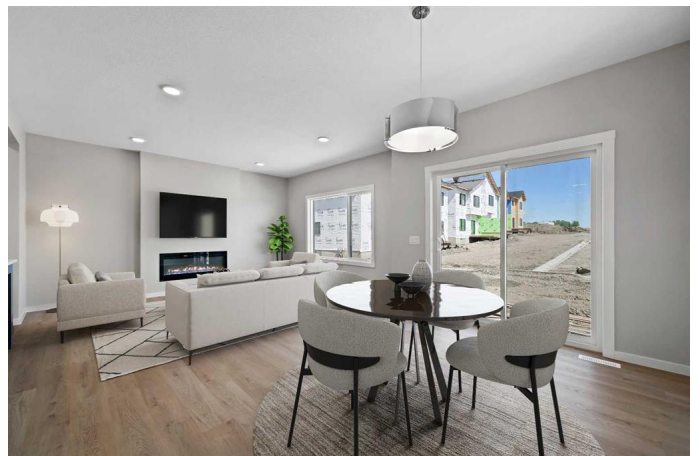
**\$677,145**

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	65
Zoning	R-MX

### **Listing Details**

Listing Office	eXp Realty
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