

\$759,900 - 19 Heritage Heights, Cochrane

MLS® #A2246468

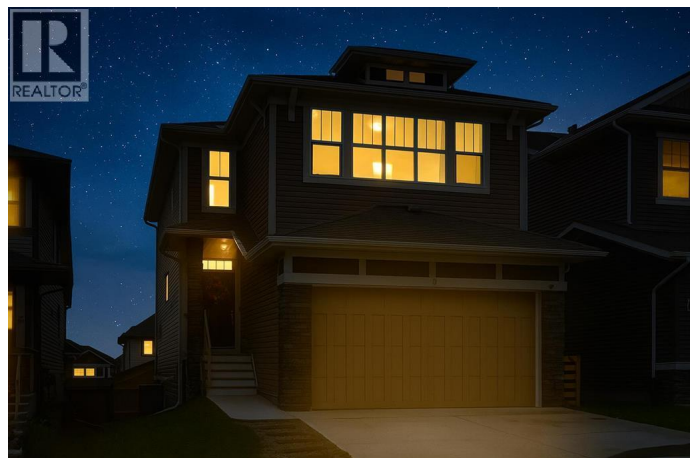
\$759,900

4 Bedroom, 4.00 Bathroom, 2,225 sqft

Single Family on 0.09 Acres

Heritage Hills, Cochrane, Alberta

Welcome to your dream home in the sought-after community of Heritage Hills, Cochrane! This stunning front double attached garage residence offers a perfect blend of style, comfort, and breathtaking views. Ideally located across from a beautiful park, this home comes with gorgeous mountain views. Moreover, it also sits close to the Future HORSE CREEK SPORTS PARK and Future HIGH SCHOOL. Step inside and be greeted by high ceilings and an open-concept layout designed for both entertaining and everyday living. The gourmet kitchen features granite countertops, a large island and breakfast bar, seamless flow to the dining and living areas. From here, step out onto the spacious balcony—complete with GAZEBO—where you can soak in the gorgeous ROCKY MOUNTAIN VIEWS. This NORTH - FACING home backs onto a quiet back lane and offers total of 4 bedrooms, den plus a bonus room. The PRIMARY SUITE boasts a walk-in closet and a spa-inspired ensuite with spectacular mountain views from both the bedroom and bathroom windows. The bonus room overlooks the park and green space, creating a bright and relaxing retreat. The MAIN FLOOR includes a spacious den, mudroom, laundry, and powder room. The FINISHED WALKOUT BASEMENT features additional living room, rec room, full bathroom and a wet bar, making it perfect for gatherings. Additional upgrades include a HOT TUB and CENTRAL AIR CONDITIONING. Enjoy endless walking paths



and QUICK ACCESS to Hwy 1A, commercial plazas with restaurants, GYM, pharmacy, gas station, DAYCARE, and more. Unlike some nearby communities, Heritage Hills is located AWAY from the train tracks so you can enjoy true PEACE and have quiet time.COME HOME to mountain views, peace, and unmatched convenienceâ€”this is Cochrane living at its finest. Book your showing today. (id:6289)

Built in 2018

Essential Information

Listing #	A2246468
Price	\$759,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,225
Acres	0.09
Year Built	2018
Type	Single Family
Sub-Type	Freehold

Community Information

Address	19 Heritage Heights
Subdivision	Heritage Hills
City	Cochrane
Province	Alberta
Postal Code	T4C2R4

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, Wet bar, No Animal Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Oven - Electric, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Garage door opener, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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