

# \$599,900 - 14 Heritage View, Cochrane

MLS® #A2257251

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,707 sqft  
Single Family on 0.09 Acres

Heritage Hills, Cochrane, Alberta

FULLY FINISHED | WALKOUT | VIEWS | QUIET STREET | CENTRAL A/C | OVERSIZED DBL GARAGE | QUICK POSSESSION - Check out this Heritage Hills Beauty – a feature rich 2 storey walkout with Mountain Views in excellent, move-in condition! Here’s your opportunity to own a lovingly maintained home in the desirable community of Heritage Hills offering a walkout basement, mountain views, and a long list of upgraded features that truly set it apart. Step inside and you’ll appreciate the neutral color palette, knockdown ceilings, and a thoughtful layout that balances everyday comfort with style. The main floor features hardwood and tile flooring, a spacious tile entry, and a bright open-concept design with 9’ ceilings throughout. The kitchen is a chef’s dream complete with a gas stove, island with eat-up bar, corner pantry, and OTR microwave – all overlooking the great room and escarpment to the west. Just off the kitchen is a spacious dining nook, which leads onto the sunny southwest-facing deck with gas BBQ outlet – perfect for evening relaxation or entertaining. You’ll also find a tile mudroom with main floor laundry, plus a convenient 2-piece powder room to round out the main level. Upstairs, the primary retreat is a highlight – featuring a ceiling fan, walk-in closet, and a luxurious 5-piece ensuite with double sinks, a jetted soaker tub, and a separate shower with subway tile surround. 2 additional good sized



bedrooms and a full 4 pce bath complete this level. The fully finished walkout basement offers a dedicated home theatre space, rough-in for a future bathroom, and loads of extra storage. There is great potential here to convert the space to an income generating suite as well, subject to approval and permitting by the TOWN/municipality. A convenient commercial plaza is just steps away, offering a pharmacy, daycare, wine store, restaurant, medical offices, gym and more. Outside, the landscaped and fenced backyard is ideal for families, pets, or gardening " with lots of sun thanks to the southwest exposure. Bonus features include central A/C, an oversized double garage, and space to park three vehicles on the extended driveway. With over 2,200 sq. ft. of developed living space on all levels, this home checks all the boxes " inside and out " and truly shows pride of ownership. Don't miss your chance to call this one yours. Book your viewing today! (id:6289)

Built in 2009

### Essential Information

Listing #	A2257251
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,707
Acres	0.09
Year Built	2009
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	14 Heritage View
Subdivision	Heritage Hills

City Cochrane  
Province Alberta  
Postal Code T4C0E4

### Amenities

Amenities Park, Playground, Schools, Shopping  
Features No neighbours behind, Gas BBQ Hookup  
Parking Spaces 4  
Parking Attached Garage, Concrete, Oversize  
# of Garages 2  
View View

### Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Window Coverings  
Heating Natural gas Central heating, Forced air  
Cooling Central air conditioning  
# of Stories 2  
Has Basement Yes  
Basement Walk out

### Exterior

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

### Listing Details

Listing Office TREC The Real Estate Company



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 11:16am CDT