

# \$499,900 - 32 Heritage Lane, Cochrane

MLS® #A2261936

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Single Family on 0.06 Acres

Heritage Hills, Cochrane, Alberta

MOUNTAIN VIEWS | SOUTH-FACING

BACKYARD | BACKING ONTO

GREENSPACE | END UNIT | NO CONDO

FEES. This stunning home combines a dream

location with modern luxury—just like new!

The bright, open-concept main level feels like a show home, featuring a large quartz island, full-length white cabinetry, sleek subway tile backsplash, gold hardware, modern lighting, stainless steel appliances, and a pantry.

Knockdown 9-ft ceilings, pot lights, and luxury vinyl plank flooring add to the upscale feel. A

convenient main floor half bath completes the space. Enjoy incredible views from every level

with no neighbours behind. The sun-drenched living room offers direct access to the

south-facing backyard, backing onto greenspace and pathways that weave

throughout the community. Added luxury of motorized blinds on main floor and stairwell.

Upstairs, the primary retreat is a true sanctuary with a walk-in closet, private balcony

overlooking Cochrane and the mountains, and a spa-inspired 5-piece ensuite with dual quartz

vanity, glass shower, and deep soaker tub.

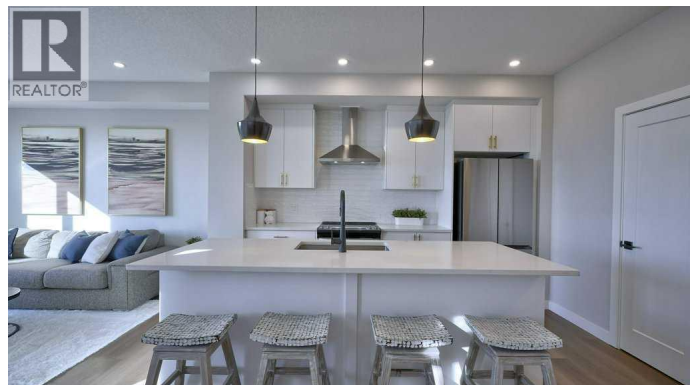
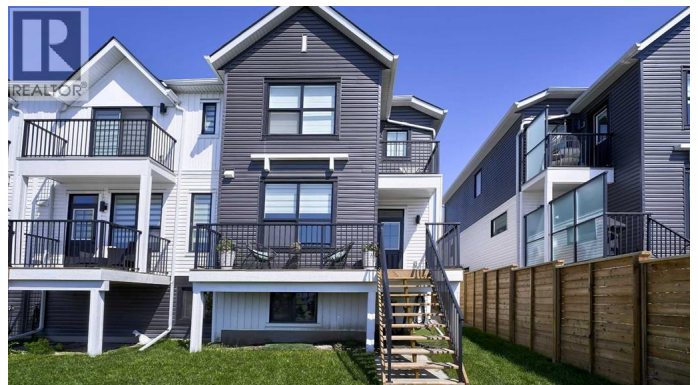
Two additional bedrooms share a full bathroom (also with quartz countertops), and the upper-level laundry closet adds everyday

convenience. The home also features a separate side entrance leading to an

undeveloped basement—perfect for storage or future customization. With NO CONDO

FEES, mountain views, and a prime location

backing onto a park and greenspace, this



property offers the perfect blend of tranquility and modern design. OPEN HOUSE Sunday Oct 5th (noon-2 pm) (id:6289)

Built in 2022

**Essential Information**

Listing #	A2261936
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,456
Acres	0.06
Year Built	2022
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	32 Heritage Lane
Subdivision	Heritage Hills
City	Cochrane
Province	Alberta
Postal Code	T4C3A6

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, No neighbours behind, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

**Interior**

Appliances	Washer, Refrigerator, Oven - Electric, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Basement                      Separate entrance

## **Exterior**

Exterior                      Vinyl siding

Construction                Wood frame

Foundation                  Poured Concrete

## **Listing Details**

Listing Office                Real Broker



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