

# \$574,900 - 220 Heritage Heights, Cochrane

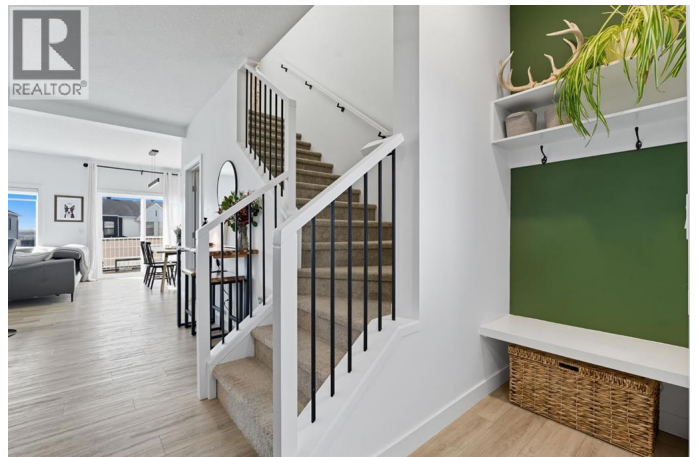
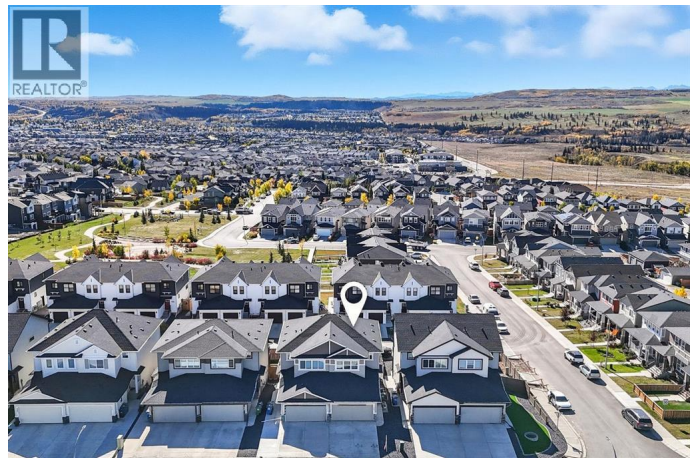
MLS® #A2262181

**\$574,900**

3 Bedroom, 4.00 Bathroom, 1,498 sqft  
Single Family on 0.06 Acres

Heritage Hills, Cochrane, Alberta

220 Heritage Heights â€“ Modern Comfort Meets Everyday Luxury Welcome to 220 Heritage Heights, a beautifully designed 3-bedroom, 4-bathroom home that perfectly blends modern elegance with everyday comfort. Step inside to discover a bright, open-concept main floor featuring luxury vinyl plank flooring, stylish finishes, and a white and bright kitchen featuring stainless steel appliances, quartz countertops, gas rough-ins, and ample cabinetry for all your storage needs. The inviting living area centres around a modern electric fireplace and opens onto a sun-soaked south-facing deck and backyardâ€”perfect for entertaining or relaxing. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite with a private ensuite and Double closets, plus convenient upper-level laundry for day-to-day ease. The fully developed lower level offers amazing versatility, designed as an Airbnb (illegal) suite with a separate walk-out entrance, full bathroom, laundry, and entertainment spaceâ€”ideal for generating extra income or hosting extended family. Outside, enjoy the convenience of a double attached garage, proximity to a neighbourhood playground, and walking distance to the new Heritage Sports & Recreation Park currently being developedâ€”bringing future sports fields, trails, and community amenities just steps from your door. Donâ€™t miss your chance to own this exceptional propertyâ€”book your private



showing today! (id:6289)

Built in 2023

**Essential Information**

Listing #	A2262181
Price	\$574,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,498
Acres	0.06
Year Built	2023
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	220 Heritage Heights
Subdivision	Heritage Hills
City	Cochrane
Province	Alberta
Postal Code	T4C3A7

**Amenities**

Amenities	Park, Playground, Shopping
Features	See remarks, Back lane, No Smoking Home, Gas BBQ Hookup
Parking Spaces	5
Parking	Attached Garage, Other
# of Garages	2

**Interior**

Appliances	Oven - Electric, Dishwasher, Microwave Range Hood Combo, See remarks, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Basement                      Walk out

**Exterior**

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

**Listing Details**

Listing Office              Real Broker



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Listing information last updated on October 13th, 2025 at 4:46am CDT