\$480,000 - 39 Heritage Vista, Cochrane

MLS® #A2245804

\$480,000

2 Bedroom, 3.00 Bathroom, 1,325 sqft Residential on 0.04 Acres

Heritage Hills., Cochrane, Alberta

Rare Find in Heritage Hills! This 1325 sq ft freehold townhouse (no condo fees!) offers the perfect blend of comfort, space, and convenience. Featuring two large primary suites, each with its own private ensuite and walk-in closet, plus upper floor laundry for added ease. The bright and functional main floor includes a half bath, spacious living area, and access to your back deck and fenced yard â€" perfect for kids, pets, or summer BBQs.

Enjoy peace and privacy with green space behind and a quiet cul-de-sac location, just steps from the dog park and walking trails. The full unfinished basement offers plenty of storage or room to expand.

Located in sought-after Heritage Hills, you're walking distance to Tim Hortons, a gas station, corner store, two liquor stores, two pizza spots, two daycares, a gym, and local favourites Aama Nepalese Cuisine and Cabeza Grande.

UPGRADES since Summer 2024 include: central A/C, hot water tank, and fresh landscaping. Move-in ready and waiting for you!

Built in 2017

Essential Information

MLS® # A2245804







Price \$480,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,325

Acres 0.04

Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 39 Heritage Vista

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2N7

Amenities

Parking Spaces 2

Parking Driveway, Single Garage Attached

of Garages 1

Interior

Interior Features Bathroom Rough-in, Built-in Features, Closet Organizers, No Animal

Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In

Closet(s), Bar, Recessed Lighting, Sump Pump(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings, Humidifier

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Garden

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

Lawn, Cul-De-Sac, Garden

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 8th, 2025

Days on Market 88

Zoning R-MD

Listing Details

Listing Office eXp Realty

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