

\$745,000 - 19 Heritage Heights, Cochrane

MLS® #A2246468

\$745,000

4 Bedroom, 4.00 Bathroom, 2,225 sqft

Residential on 0.09 Acres

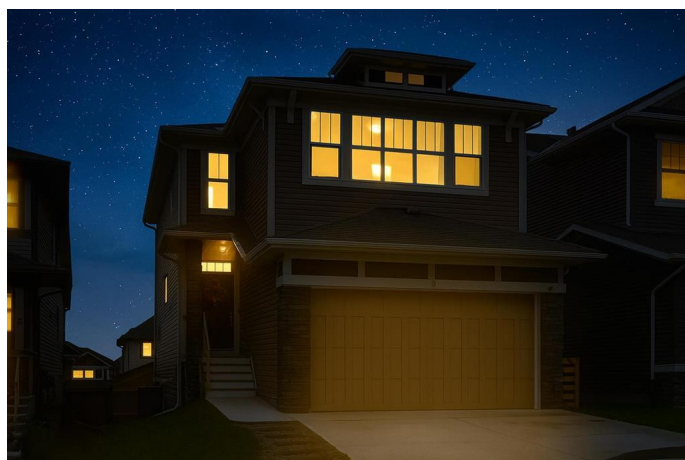
Heritage Hills., Cochrane, Alberta

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 convenience—this is Cochrane living at its finest. Book your showing today.

Built in 2018

Essential Information

MLS® #	A2246468
Price	\$745,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,225
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	19 Heritage Heights
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2R4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	89
Zoning	R-MX

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.