

\$540,000 - 23 Heritage Rise, Cochrane

MLS® #A2257954

\$540,000

3 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.07 Acres

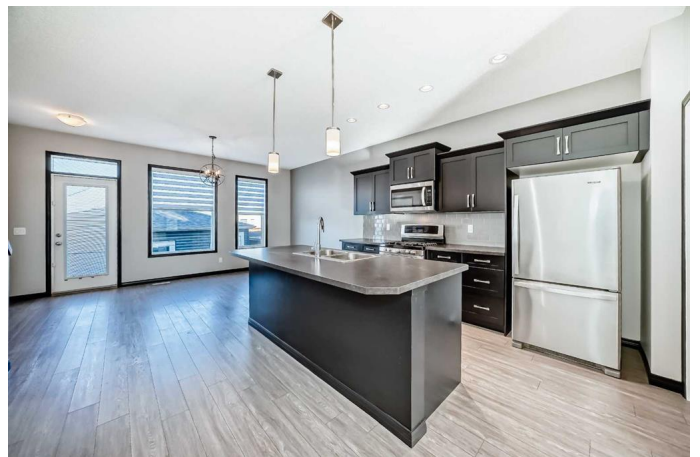
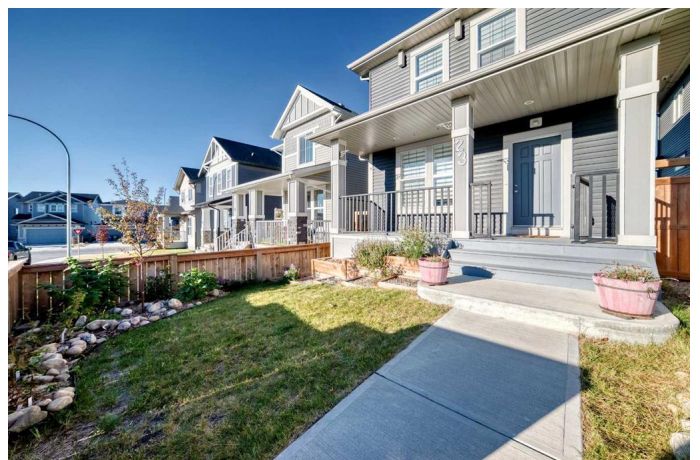
Heritage Hills., Cochrane, Alberta

Discover your perfect home in Cochrane with this exceptional detached house, nestled in the highly desirable Heritage Hills community. This charming residence is fully fenced at both the front and back, making it an ideal for families with children or pets. Located on a serene street, this home combines tranquility and convenience perfectly.

The inviting outdoor spaces include a delightful front porch on this east-facing home, perfect for enjoying your morning coffee while basking in the gentle morning sun. Upon entering, you'll be welcomed by an open-concept layout. To your right is a convenient front closet, and directly ahead is a half bathroom. The kitchen, boasts a gas range stove, a pantry, and ample cupboard space. Generous windows at both the front and back of the house ensure the main floor is bathed in natural light.

A set of wide stairs leads you to the spacious upper level. Here, you'll find a storage closet and an additional room perfect for storage or laundry. The primary bedroom features its own private bathroom, while two other bedrooms share a full bathroom. The versatile basement is unfinished and houses the washer and dryer.

At the rear of the property, the oversized 22x24-foot garage is insulated and features an overhead gas tube heater, and ventilation fans, perfect for any home workshop enthusiast. The yard is equipped with a sprinkler system to keep the lawn looking its



best.

Conveniently located just down the hill, you'll find a variety of amenities, including restaurants, a gym, and a daycare. Across the highway, there's a gas station, a Tim Hortons, and a police station. Living on Cochrane's west side provides easy access to the mountains for day trips while still enjoying the benefits of town living. Don't miss the opportunity to explore this remarkable home today—it's brimming with features to enhance your lifestyle!

Built in 2018

Essential Information

MLS® #	A2257954
Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	23 Heritage Rise
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R4

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	40
Zoning	R-MX

Listing Details

Listing Office	CIR Realty
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