

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

MLS® #A2262181

**\$574,900**

3 Bedroom, 4.00 Bathroom, 1,498 sqft  
Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

220 Heritage Heights â€“ Modern Comfort Meets Everyday Luxury

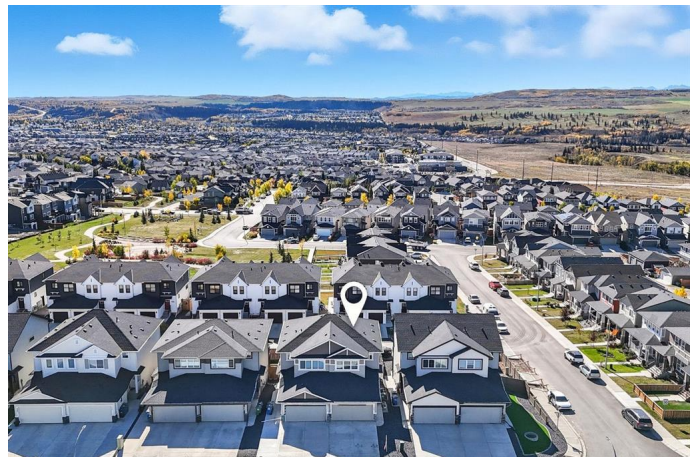
Welcome to 220 Heritage Heights, a beautifully designed 3-bedroom, 4-bathroom home that perfectly blends modern elegance with everyday comfort.

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!

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262181               |
| Price          | \$574,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,498                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 220 Heritage Heights |
| Subdivision | Heritage Hills.      |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C3A7               |

**Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                              |
| Parking        | Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Off Street |
| # of Garages   | 2                                                                              |

**Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan,                           |

|                 |                                             |
|-----------------|---------------------------------------------|
|                 | Washer/Dryer, Window Coverings, See Remarks |
| Heating         | Forced Air                                  |
| Cooling         | None                                        |
| Fireplace       | Yes                                         |
| # of Fireplaces | 2                                           |
| Fireplaces      | Basement, Electric, Living Room, Mantle     |
| Has Basement    | Yes                                         |
| Basement        | Full                                        |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line                                     |
| Lot Description   | Back Lane, City Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 32                |
| Zoning         | R-MX              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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