

\$749,999 - 134 Heritage View, Cochrane

MLS® #A2189339

\$749,999

3 Bedroom, 4.00 Bathroom, 2,125 sqft
Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

Nestled in the desirable community of Heritage Hills, this fully finished home combines modern updates with timeless elegance. As you step inside, you're greeted by a spacious entryway with soaring 9-foot ceilings, abundant natural light, and hardwood floors. The chef-inspired kitchen features white cabinetry, a large center island, ample storage and counter space, brand-new stainless-steel appliances, and a walk-through pantry for added convenience. The dining room, ideal for family gatherings, opens to the fully landscaped backyard for seamless indoor-outdoor living. The living room exudes warmth and charm, offering a generous space for entertaining with a stone fireplace as its centerpiece. A tucked-away 2-piece bathroom provides both privacy and practicality. Luxury vinyl flooring on the second level and stairs. A central bonus room serves as a versatile retreat, separating the primary suite from the two additional generously sized bedrooms. The primary suite is a haven of relaxation, featuring a spa-inspired 5-piece ensuite with a deep soaker tub, glass shower, heated floors, and an expansive walk-in closet. A functional laundry room with a built-in sink completes this level. The fully finished basement extends the living space, offering a flexible family room, games area, or potential bedroom. Custom built-ins and a cleverly concealed Murphy bed maximize functionality. The beautifully landscaped backyard is fully fenced and features a charming gazebo sitting area,



perfect for relaxing or entertaining outdoors. Plus, enjoy comfort inside year-round with air conditioning for those hot summer days. This home has been thoughtfully updated and impeccably maintained—don't miss your opportunity to make it yours!

Built in 2016

Essential Information

MLS® #	A2189339
Price	\$749,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,125
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	134 Heritage View
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0G5

Amenities

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

Interior

Interior Features Central Vacuum, Double Vanity, Kitchen Island, Quartz Counters,

	Storage, Walk-In Closet(s), Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Oven, Gas Water Heater
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2025
Days on Market	50
Zoning	R2

Listing Details

Listing Office	eXp Realty
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