

# \$649,900 - 55 Heritage Hill, Cochrane

MLS® #A2194233

**\$649,900**

4 Bedroom, 4.00 Bathroom, 2,062 sqft  
Residential on 0.13 Acres

Heritage Hills., Cochrane, Alberta

OPEN HOUSE SATURDAY MARCH 15th,  
1:30-4PM. Welcome to 55 Heritage Hill, a  
4-bedroom, 3.5-bathroom home nestled on a  
quiet street in the scenic community of  
Heritage Hills, Cochrane. Offering almost  
2,800 sq ft of developed living space.

The main floor is bright and inviting, with large  
windows bringing in plenty of natural light. It  
features a wide open layout, a modern kitchen  
with stainless steel appliances, a large island,  
and a good-sized pantry—perfect for cooking  
and entertaining.

Upstairs, you'll find 3 generously sized  
bedrooms, including a massive primary suite  
with a 5-piece ensuite, featuring a stand-up  
shower, soaker tub, double vanity, and a large  
walk-in closet. The upper level also boasts a  
huge bonus room with direct access to a  
southwest-facing deck, perfect for soaking in  
the sunset and glimpses of the mountains.  
The developed basement adds even more  
living space, including a 4th bedroom, a large  
rec room, and a full 3-piece bathroom—ideal  
for guests, teens, or extra family space.

Additional Highlights:

- Central A/C to keep you cool all summer
- Oversized & lofted double garage with plenty  
of storage
- 9' ceilings & large windows for tons of natural  
light
- Spacious deck & backyard with unique  
elevated levels, with lots of sun for gardening.  
Could be play area for kids or dog specific.

Located on Cochrane's west side,



Heritage Hills is a peaceful, family-friendly community known for its breathtaking mountain views, quick access to Hwy 1A, and close proximity to parks, walking trails, and great schools. Plus, it's just a short drive to Banff National Park, making weekend mountain getaways and outdoor adventures more accessible than ever. Here, you get the best of small-town charm while being just 25 minutes from Calgary. Price per SF is incredible.

Built in 2008

### Essential Information

MLS® #	A2194233
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,062
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	55 Heritage Hill
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0L4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Sloped Up

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed February 13th, 2025

Days on Market 29

Zoning R-LD

## Listing Details

Listing Office KIC 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.