\$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.

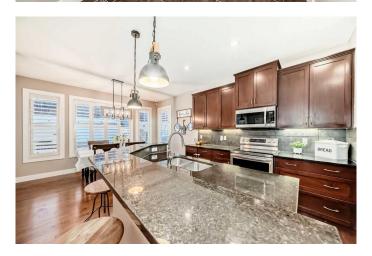
The main floor is bright and inviting, with large windows bringing in plenty of natural light. It features a wide open layout, a modern kitchen with stainless steel appliances, a large island, and a good-sized pantryâ€"perfect for cooking and entertaining.

Upstairs, you'II 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 bathroomâ€"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

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