

\$614,500 - 79 Heritage Heights, Cochrane

MLS® #A2196150

\$614,500

3 Bedroom, 3.00 Bathroom, 1,426 sqft
Residential on 0.07 Acres

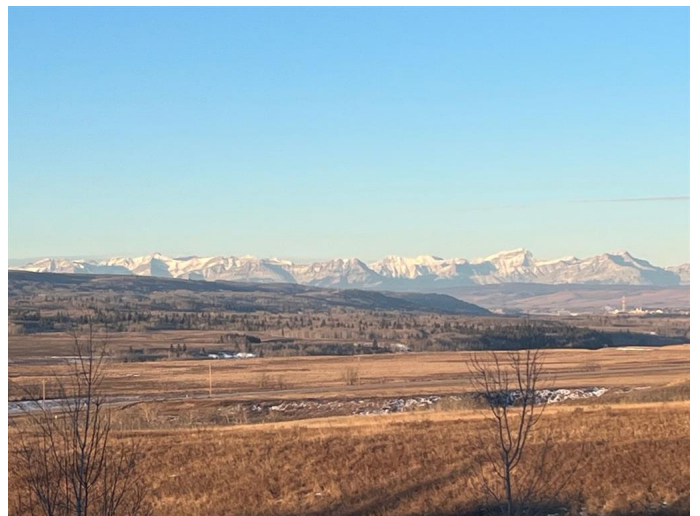
Heritage Hills., Cochrane, Alberta

Stunning Half Duplex in Heritage Heights with Unobstructed Rocky Mountains & Sunset Views!

Welcome to this exceptional half duplex in the desirable community of Heritage Heights boasting breathtaking mountain and sunset views along with a wealth of upgrades. Step inside to discover luxury finishes throughout including quartz countertops, additional lighting with smart switches on the main level, luxury vinyl plank flooring, ceramic tile, and plush carpeting. The well appointed chef's kitchen features stainless steel appliances including a gas range, refrigerator with water and ice dispenser, over-the-range microwave with hood fan and a three tier dishwasher—perfect for culinary enthusiasts. This thoughtfully designed home offers 3 bedrooms and 2.5 bathrooms, including a primary retreat with a 4 piece ensuite bathroom and walk-in closet for ultimate privacy and comfort.

Looking for more space? The sunshine basement is ready for your personal touch, offering endless possibilities.

Step outside to the low maintenance fenced backyard and you will find an oasis designed for relaxation and entertaining. Enjoy artificial turf, beautiful perennial flowers, and a generous patio with a gazebo and hot tub featuring a misting system for hot summer days. Add to all of these features the natural gas line for your BBQ to ensure effortless outdoor cooking and central air conditioning to



keep you cool in the summer. Park your vehicle in the finished attached single vehicle garage complete with storage shelving. All of this and only steps away to paved walking and biking paths, nearby parks, and a planned future extensive recreation area. Adventure awaits you with the proximity to Ghost Lake, Kananaskis, Canmore, Banff and Lake Louise! The rare opportunity to own this beautifully upgraded home with unparalleled views won't last long. Book your showing today!

Built in 2017

Essential Information

MLS® #	A2196150
Price	\$614,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	79 Heritage Heights
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R4

Amenities

Parking Spaces	2
----------------	---

Parking Front Drive, Single Garage Attached
of Garages 1

Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard, Storage, Misting System
Lot Description Back Yard, Gazebo, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof Asphalt
Construction Stone, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed February 26th, 2025
Days on Market 16
Zoning R-MX

Listing Details

Listing Office Royal LePage Benchmark

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.