

# \$574,900 - 79 Heritage Heights, Cochrane

MLS® #A2196150

**\$574,900**

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

Heritage Hills., Cochrane, Alberta

JUST LOOK at the spectacular UNOBSTRUCTED VIEW of the ROCKY MOUNTAINS looking out the West windows and deck from this stunning semi-detached home!

This exceptional home is nestled in the desirable community of Heritage Heights that not only has one of the best views available in any home in Cochrane, it also comes 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 including upgraded stainless steel appliances: 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! Approximately a 37 minute drive to Kananaskis Village, 48 minutes to Canmore, 65 minutes to Banff, 15 minutes to Ghost Lake, 50 minutes to Calgary City Centre and 27 minutes gets you to the North West edge of Calgary. The rare opportunity to own this upgraded beautiful home with unparalleled views won't last long. Book your showing today!

Built in 2017

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2196150               |
| Price          | \$574,900              |
| 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        | Single Garage Attached, Front Drive |
| # 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, Misting System, Private Yard, Storage                        |
| 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 | 37                  |
| Zoning         | R-MX                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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