

# \$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
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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), Walk-In Closet(s), Vinyl Windows
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, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Gazebo
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	41
Zoning	R-MX

### **Listing Details**

Listing Office	Royal LePage Benchmark
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