

# \$789,000 - 113 Heritage Bay, Cochrane

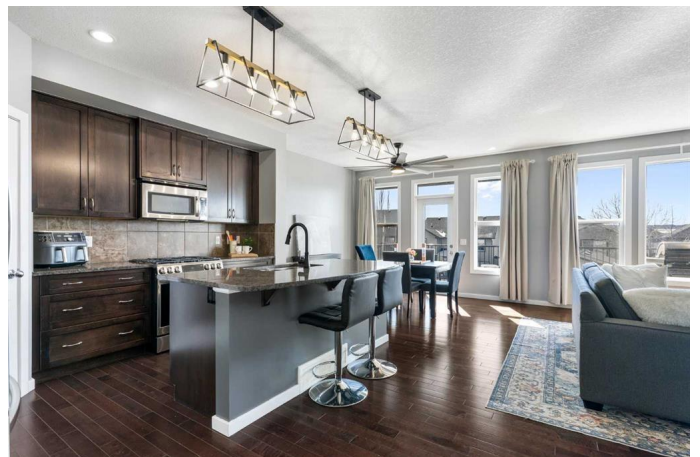
MLS® #A2207105

**\$789,000**

4 Bedroom, 4.00 Bathroom, 1,906 sqft  
Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

MOUNTAIN VIEWs | WALKOUT |  
ILLEGAL SUITE W/FULL APPLIANCES |  
CENTRAL AIR | THREE FIREPLACES  
Welcome home to 113 Heritage Bay. This two-storey walkout home is perfect for someone wanting a fully functional suite that comes complete with five full-size appliances. Hardwood floors greet you upon entry, and the main floor is perfect for entertaining. Granite counters, a SMART fridge plus a SMART gas range with convection/air fry options, a gas fireplace, and lots of windows truly make this an excellent floor plan for gathering with friends and family. Enjoy the Rocky Mountains from the backside of the home, including the gorgeous view from the upper, full-length deck. The upper floor features a loft/office space, two bedrooms plus a generous sized primary with a 4-piece ensuite, another 4-piece bath, and the convenience of upper floor laundry with lots of shelving. The illegal walkout basement suite is perfect for those who want a self-contained, independent suite with ALL FULL-SIZED appliances. The basement suite gives you direct access to your own patio, an open kitchen and living room area with a gas fireplace, a large bedroom with a walk-in closet, and a 3-piece ensuite to complete it. This home is separated from others with a back lane, has central air, a double attached garage, and comes with many additional goods. Don't miss this opportunity and book your showing today. The community of Heritage Hills has a fantastic community vibe,



a commercial area, is slated for a high school, and will be home to the future Horse Creek Sports Park.

Built in 2010

### **Essential Information**

MLS® #	A2207105
Price	\$789,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,906
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	113 Heritage Bay
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Driveway
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas, Living Room, Mantle, Bedroom, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out, Walk-Up To Grade

## Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line, Private Yard, Barbecue, Fire Pit
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 5th, 2025
Days on Market	13
Zoning	R-LD

## Listing Details

Listing Office	First Place 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.