

# \$769,900 - 11 Heritage Heights, Cochrane

MLS® #A2204332

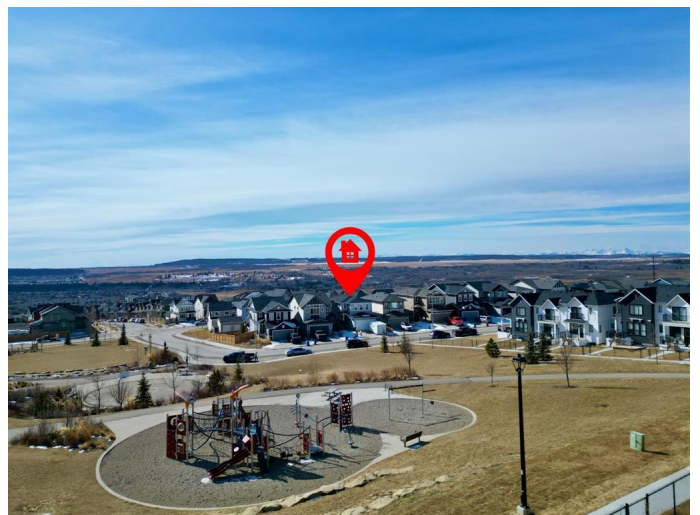
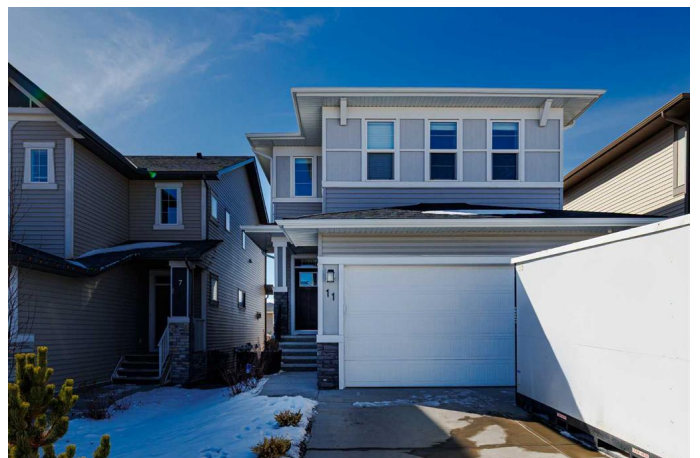
**\$769,900**

4 Bedroom, 4.00 Bathroom, 2,215 sqft

Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

Nestled in the charming community of Heritage Hills in Cochrane, directly across from a serene park, this well-maintained home offers the perfect blend of comfort, style, and functionality. From the moment you arrive, it's clear this property has been lovingly cared for and thoughtfully upgraded for modern living—including central air conditioning for year-round comfort and two reverse osmosis systems. Step inside to a spacious and open main floor, where the heart of the home—the kitchen—shines with sleek quartz countertops, stainless steel appliances, and a gas cooktop. The large island with breakfast bar seating is ideal for casual meals, while the corner pantry provides ample storage. A secondary refrigerator and pantry provides additional space at your fingertips! Adjacent to the kitchen, the bright and airy eating nook opens directly onto a large, South-facing deck—perfect for entertaining or soaking up the sun. The deck itself is a backyard retreat, complete with a charming pergola and steps leading down to a well-kept yard with two moveable sheds for flexible storage. Stepping back inside, the living room offers warmth and comfort with a cozy fireplace accented by a wooden mantle, all seamlessly connected to the kitchen and dining areas for easy everyday living. A 2pc powder room completes this main level. Upstairs, the primary suite is a true sanctuary featuring a spa-inspired 5-piece ensuite with dual vanities, a luxurious soaking tub,



stand-alone shower, private water closet, and a walk-in closet with custom built-ins. Two additional bedrooms, each with walk-in closets, share access to another 5-piece bathroom. A versatile upper-level den offers space for a home office, playroom, or even a fourth bedroom. The convenience of an upper-level laundry room adds everyday ease. The fully developed walkout basement is a standout, featuring a large family room with custom built-ins, a wet bar for entertaining, a comfortable bedroom, and a 3-piece bath. With its own additional washer and dryer, this level is perfect for guests or extended family. This home combines elegant design, practical features, and a great location across the street from a park and green space!

Built in 2018

### **Essential Information**

MLS® #	A2204332
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,215
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	11 Heritage Heights
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 2R4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Oven, Range Hood, Washer, Window Coverings, Built-In Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 21st, 2025
Days on Market	39
Zoning	R-MX

### Listing Details

Listing Office	RE/MAX First
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