

## 19 Heritage Heights Cochrane, Alberta

**MLS # A2246468**



**\$769,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,225 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s), Wet Bar

**Inclusions:** Hot Tub, Deck Gazebo

Welcome to your dream home in the sought-after community of Heritage Hills, Cochrane! This stunning front double attached garage residence offers a perfect blend of style, comfort, and breathtaking views. Ideally located across from a beautiful park, this home comes with gorgeous mountain views. Moreover, it also sits close to the Future HORSE CREEK SPORTS PARK and Future HIGH SCHOOL. Step inside and be greeted by high ceilings and an open-concept layout designed for both entertaining and everyday living. The gourmet kitchen features granite countertops, a large island and breakfast bar, seamless flow to the dining and living areas. From here, step out onto the spacious balcony—complete with GAZEBO—where you can soak in the gorgeous ROCKY MOUNTAIN VIEWS. This NORTH - FACING home backs onto a quiet back lane and offers total of 4 bedrooms, den plus a bonus room. The PRIMARY SUITE boasts a walk-in closet and a spa-inspired ensuite with spectacular mountain views from both the bedroom and bathroom windows. The bonus room overlooks the park and green space, creating a bright and relaxing retreat. The MAIN FLOOR includes a spacious den, mudroom, laundry, and powder room. The FINISHED WALKOUT BASEMENT features additional living room, rec room, full bathroom and a wet bar, making it perfect for gatherings. Additional upgrades include a HOT TUB and CENTRAL AIR CONDITIONING. Enjoy endless walking paths and QUICK ACCESS to Hwy 1A, commercial plazas with restaurants, GYM, pharmacy, gas station, DAYCARE, and more. Unlike some nearby communities, Heritage Hills is located AWAY from the train tracks so you can enjoy true PEACE and have quiet time. COME HOME to mountain views, peace, and unmatched convenience—this is Cochrane living at its finest. Book your showing

today.