

# \$624,900 - 14 Heritage View, Cochrane

MLS® #A2238796

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,707 sqft

Residential on 0.09 Acres

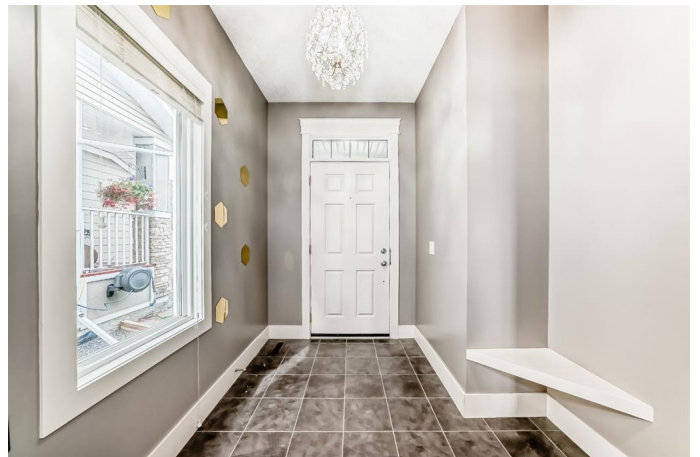
Heritage Hills., Cochrane, Alberta

Heritage Hills Beauty â€“ Walkout with Mountain Views in excellent, move-in condition!

Hereâ€™s your opportunity to own a lovingly maintained home in the desirable community of Heritage Hills â€” offering a walkout basement, mountain views, and a long list of upgraded features that truly set it apart. Step inside and youâ€™ll appreciate the neutral color palette, knockdown ceilings, and a thoughtful layout that balances everyday comfort with style. The main floor features hardwood and tile flooring, a spacious tile entry, and a bright open-concept design with 9â€™ ceilings throughout.

The kitchen is a chefâ€™s dream â€” complete with a gas stove, island with eat-up bar, corner pantry, and OTR microwave â€” all overlooking the great room and escarpment to the west. Just off the kitchen is a spacious dining nook, which leads onto the sunny southwest-facing deck with gas BBQ outlet â€” perfect for evening relaxation or entertaining. Youâ€™ll also find a tile mudroom with main floor laundry, plus a convenient 2-piece powder room to round out the main level. Upstairs, the primary retreat is a highlight â€” featuring a ceiling fan, walk-in closet, and a luxurious 5-piece ensuite with double sinks, a jetted soaker tub, and a separate shower with subway tile surround. 2 additional good sized bedrooms and a full 4 pce bath complete this level.

The fully finished walkout basement offers a



dedicated home theatre space, rough-in for a future bathroom, and loads of extra storage. There is great potential here to convert the space to an income generating suite as well, subject to local bylaws. A convenient commercial plaza is just steps away, offering a pharmacy, daycare, wine store, restaurant, medical offices, gym and more. Outside, the landscaped and fenced backyard is ideal for families, pets, or gardening – with lots of sun thanks to the southwest exposure. Bonus features include central A/C, an oversized double garage, and space to park three vehicles on the extended driveway. With over 2,200 sq. ft. of developed living space on all levels, this home checks all the boxes – inside and out – and truly shows pride of ownership. Don't miss your chance to call this one yours. Book your viewing today!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238796    |
| Price          | \$624,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,707       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14 Heritage View |
| Subdivision | Heritage Hills.  |

|             |                   |
|-------------|-------------------|
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0E4           |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Garage Faces Front |
| # of Garages   | 2                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Jetted Tub |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings                                                                                                                                 |
| Heating           | Central, Forced Air, Natural Gas                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                             |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 35              |
| Zoning         | R-MX            |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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