



**GRASSROOTS**  
REALTY GROUP

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**181 Heritage Drive  
Cochrane, Alberta**

**MLS # A2235273**



**\$649,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,709 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** 2nd Dishwasher, 2nd Refrigerator, 2nd Electric Stove, 2nd Microwave, 2nd hood fan

Welcome to 181 Heritage Drive, Cochrane — Where Comfort Meets Convenience! This beautifully upgraded home in the community of Heritage Hills offers over 2,400 sq. ft. of total living space, with 4 bedrooms and 3.5 bathrooms, perfect for families of all sizes. Additionally, there is a heated oversized double detached garage! Inside, you'll find custom California Closets, including a thoughtfully designed walk-in master closet that blends luxury with everyday functionality. The fully finished walk-out basement adds incredible flexibility — featuring a fully contained suite with a private entrance, full bathroom with heated flooring, bedroom, living room, and a full kitchen — all thoughtfully laid out. This space is currently tenant-occupied, and the tenant would love to stay, making it an excellent mortgage helper or multi-generational living option. Enjoy sweeping views of Cochrane from your upgraded patio featuring durable Dura Deck, perfect for morning coffee or evening entertaining. Located just steps away from two brand-new schools and a future recreation centre currently under development north of Heritage Hills, this home is perfectly positioned for growing families. Plus, you're only minutes from the mountains with quick access to Canmore and Banff for weekend getaways. To top it all off, this home features a heated, oversized garage, ideal for storing your gear, tools, or setting up a workshop space. Stylish, spacious, and set in a family-friendly neighborhood — 181 Heritage Drive is ready to welcome you home. Book your private viewing today!