



GRASSROOTS
REALTY GROUP

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39 Heritage Vista Cochrane, Alberta

MLS # A2245804



\$480,000

Division:	Heritage Hills		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,325 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: TV wall mounting bracket, fixed shelving in garage, tire rack in garage, smart thermostat, rain barrel

Rare Find in Heritage Hills! This 1325 sq ft freehold townhouse (no condo fees!) offers the perfect blend of comfort, space, and convenience. Featuring two large primary suites, each with its own private ensuite and walk-in closet, plus upper floor laundry for added ease. The bright and functional main floor includes a half bath, spacious living area, and access to your back deck and fenced yard — perfect for kids, pets, or summer BBQs. Enjoy peace and privacy with green space behind and a quiet cul-de-sac location, just steps from the dog park and walking trails. The full unfinished basement offers plenty of storage or room to expand. Located in sought-after Heritage Hills, you're walking distance to Tim Hortons, a gas station, corner store, two liquor stores, two pizza spots, two daycares, a gym, and local favourites Aama Nepalese Cuisine and Cabeza Grande. UPGRADES since Summer 2024 include: central A/C, hot water tank, and fresh landscaping. Move-in ready and waiting for you!