



GRASSROOTS
REALTY GROUP

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**255 Heritage Heights
Cochrane, Alberta**

MLS # A2249971



\$608,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,587 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: Blinds, Patio Furniture, Fire pit, garage door opener with 1 remote

Welcome to this stunning semi detached, 4-level split home in the sought-after community of Heritage Hills in Cochrane. With 1,586 sq ft of developed living space, a walkout basement, and a double attached garage, this property blends dramatic design with modern comfort — all framed by stunning mountain and sunset views. You will fall in love the moment you arrive with the beautiful curb appeal this home presents. Entering inside, you are welcomed into the spacious foyer with high ceilings that set the tone for this home. The main floor showcases an open concept with a chef-inspired kitchen that boasts quartz countertops, high end stainless steel appliances including a gas range, modern cabinetry with gold hardware, and designer Cartwright Lighting fixtures. The adjacent dining and living areas are highlighted with rich finishes, a lovely electric fireplace and oversized windows. The patio doors lead you to a spacious 13 ft balcony with a gas line for your BBQ and water hookup for ease of watering, offering you the perfect spot to enjoy lovely summer days and beautiful evening sunsets. Moving up, you will find the spacious bonus room offering a beautiful space for you to relax and unwind or to enjoy a family movie or games night. There is a gas line as well for future addition of a fireplace. The next level offers a generous sized primary suite featuring a 3 pce ensuite with sleek quartz countertops and modern tile flooring. There are two additional bedrooms offering space and functionality, a full bathroom, and a convenient upper laundry room complete the level. The unfinished walkout basement is a blank canvas awaiting your ideas ideal for a rec room, gym, or guest suite. The double attached garage offers secure parking and plenty of storage space. The exterior is beautifully landscaped with a 6 ft wrought iron fence, wide concrete walkway, lower-level patio, and lush

green lawn. Whether you're entertaining, gardening, or simply relaxing, this yard is designed for easy living and will be sure to please. This property backs directly onto open land with no planned future neighbours behind. Even better, the adjacent field is being developed into a future Athletic Park featuring a lake, picnic areas, walking trails, sports fields, arenas, and a community gathering centre, a lifestyle amenity at your doorstep. With its rare split-level design, elegant finishes, and an unbeatable location, this Heritage Hills home offers both beauty and long-term value. An idillic location you won't find anywhere else, just minutes from the Bow River, Ghost Lake, an hour from the mountains and only 35 minutes from downtown Calgary.. Don't miss your chance to see the one today.