



GRASSROOTS
REALTY GROUP

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51 Heritage Hill Cochrane, Alberta

MLS # A2250166



\$649,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,098 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Hot tub

Situated in the scenic community of Heritage Hills, this beautifully upgraded home combines thoughtful renovations with a layout designed for both family life and entertaining. Over the past four years, the owners have invested extensively in modern updates that elevate comfort, functionality, and style. Hardwood floors and soaring 9' ceilings welcome you into the main level where expansive windows fill the space with natural light. A front-facing den provides flexibility for work or study while a tucked-away powder room adds convenience. At the heart of the home, the updated kitchen sets the stage for culinary adventures with stainless steel appliances including a gas stove, a raised breakfast bar, and a walk-in pantry for extra storage. The dining area, encased in windows, opens to the backyard oasis, blending indoor and outdoor living. A stone-encased fireplace flanked by custom built-ins anchors the inviting living room, creating the perfect spot to gather. Upstairs, a spacious bonus room encourages family time before stepping out to the expansive front balcony where peaceful views make for an ideal morning coffee or evening drink. The primary retreat overlooks the backyard and features a spa-inspired ensuite with dual sinks, a deep soaker tub, separate shower, and walk-in closet, creating a true owner's escape. Two additional bedrooms and a renovated 4-piece bathroom complete this level with style and practicality. The professionally finished basement extends the living space with a spacious rec room designed for both relaxation and entertainment. A cozy fireplace anchors the room, making it a comfortable spot for family movie nights or watching the big game. The addition of a custom wet bar transforms the space into a true gathering hub, complete with a built-in snack counter and bar seating so no one misses a moment of the action. This

setup makes hosting effortless, whether serving drinks, sharing appetizers, or creating a game-day atmosphere. A fourth bedroom and full bathroom provide private space for guests, while a dedicated workshop offers a place for hobbies or hands-on projects. An oversized double attached garage, insulated with additional high storage, keeps vehicles and gear organized. Outside, the backyard is a private retreat framed by mature trees and tiered stone retaining walls. Lush landscaping surrounds dual pergolas, one shading the large deck for summer dining and the other offering privacy for the hot tub, creating a tranquil setting to unwind under the stars. Designed for ease of living, the no-grass yard minimizes maintenance while maximizing beauty. Heritage Hills is a sought-after neighbourhood enhanced by parks, paths, and green spaces. Downtown Cochrane is less than ten minutes away, while Calgary's city limits and the Rocky Mountains can both be reached within a short drive, offering the perfect balance of convenience, lifestyle, and connection to Alberta's natural beauty.