



GRASSROOTS
REALTY GROUP

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14 Heritage View Cochrane, Alberta

MLS # A2250609



\$618,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot,		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: None

FULLY FINISHED | WALKOUT | VIEWS | QUIET STREET | CENTRAL A/C | OVERSIZED DBL GARAGE | QUICK POSSESSION -
Check out this Heritage Hills Beauty – a feature rich 2 storey walkout with Mountain Views in excellent, move-in condition! Here's your opportunity to own a lovingly maintained home in the desirable community of Heritage Hills – offering a walkout basement, mountain views, and a long list of upgraded features that truly set it apart. Step inside and you'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 9' ceilings throughout. The kitchen is a chef's dream – complete with a gas stove, island with eat-up bar, corner pantry, and OTR microwave – 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 – perfect for evening relaxation or entertaining. You'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 – 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 approval and permitting by the TOWN/municipality. 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!