



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**63 Heritage Court
Cochrane, Alberta**

MLS # A2257011



\$755,499

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,118 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: Basement Refrigerator and Deck Gazebo

Welcome to your dream home in the sought-after community of Heritage Hills, Cochrane! This beautiful front double attached garage residence blends style, comfort, and functionality, all while offering the perfect backdrop of mountain living. Set on a quiet street and oversized lot this home provides easy access to walking paths and parks, and is conveniently close to all of Heritage Hills amenities including Child Care Centres, Restaurants, convenience stores, and gym facilities. Looking ahead, residents will enjoy the Future Horse Creek Sports Park and Future Heritage High School—making this a community designed for both today and tomorrow. Inside, the open-concept main floor boasts a bright and spacious layout, perfect for entertaining or everyday living. The kitchen features a large island and flows seamlessly into the dining and living areas. Upstairs, you’ll find a generous bonus room, along with a relaxing primary suite complete with a walk-in closet and spa-inspired ensuite. A standout feature of this home is the solar panel system, which the current owners have found to be highly economical—covering their electricity needs from April through October and offering significant savings. Beyond the home itself, the location is unmatched: just a quick 40-minute drive to the mountains and 30 minutes to Calgary, combining urban convenience with outdoor adventure. Come home to Heritage Hills, where comfort, efficiency, and lifestyle meet. Book your showing today and experience all this incredible property has to offer!