



GRASSROOTS
REALTY GROUP

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**128 Heritage Heights
Cochrane, Alberta**

MLS # A2268317



\$599,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Security system hardware, TV wall mounts

Welcome to this stunning 3 bedroom, 2.5 bathroom home in the desirable west Cochrane community of Heritage Hills. Combining modern comfort with timeless charm, this property offers the perfect balance of style, functionality, and location. From the inviting front porch to the thoughtfully designed interior, every detail has been carefully considered. The open concept main floor is filled with natural light, creating a warm and welcoming atmosphere. The spacious living room flows seamlessly into the dining area and modern kitchen complete with sleek stainless steel appliances including a gas range, ample cabinetry, and plenty of counter space — perfect for family meals or entertaining guests. Upstairs, you'll find three generous bedrooms, including a primary suite featuring a walk-in closet and private ensuite bathroom. Two additional bedrooms, full laundry room and a full bath provide plenty of room for family or guests. The basement offers endless potential to customize the space to suit your needs — whether it's a recreation room, home office, gym or additional living area. Outdoors, enjoy a low maintenance landscaped rear yard with a patio ideal for relaxing or hosting summer barbecues. The oversized detached double garage provides ample parking and storage space, and features a secondary overhead garage door offering convenient backyard access. Located just steps from a playground and minutes from amenities and scenic walking trails, with exceptional access to the majestic Rocky Mountains, this home perfectly blends convenience and community. Experience the best of Cochrane living in this exceptional Heritage Hills home.