



**GRASSROOTS**  
REALTY GROUP

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## 6 Heritage View Cochrane, Alberta

**MLS # A2270660**



**\$574,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,682 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** TV mounted on wall in family room basement, Vanity cupboard under stairs closet in basement & white glass cabinet w/ cupboard in utility room (all new)

OPEN HOUSE DEC 7th, Sunday, 12-3PM...Welcome to this well-kept 2-storey home in the desirable community of Heritage Hills. Enjoy partial mountain views from the west-facing back deck and the charm of a family-friendly neighborhood just minutes from town and all amenities. Built in 2010, this home offers a bright, open layout with large windows and an abundance of natural light. The kitchen features rich dark wood cabinetry, a center island, and a large walk-through pantry leading to the convenient laundry/mudroom and back entrance. The main floor also includes an open-concept living area and a 2-piece bath. Upstairs, you'll find 3 bedrooms, including a spacious primary suite complete with a 5 piece ensuite featuring a tub, shower, and double sinks. A 4-piece bath completes the upper level. Durable lino flooring throughout the main and upper levels adds both style and easy maintenance. The fully developed walkout basement offers a bright, open living space with in-floor heating, a large 3-piece bath, and access to the south-facing backyard. Step outside to a fully fenced back yard, landscaped with apple and pear trees, a perfect space for relaxation or family gatherings. Additional features include a double attached garage, drywalled with built-in shelving and storage, and a low-maintenance front yard. This home has been immaculately cared for and is in excellent condition—move-in ready and waiting for its next family.