



**27 Heritage Vista  
Cochrane, Alberta**

**MLS # A2281638**



**\$475,000**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,435 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Single Garage		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** R-MD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** TV BRACKET IN THE LIVING ROOM

Introducing a stunning 2-storey townhome in the highly coveted community of Heritage Hills. This home exemplifies modern sophistication, convenience, thoughtful design, and a superb location, making it an extraordinary opportunity for discerning homeowners. Step inside and experience the elegance of this open-concept floor plan, featuring soaring 9-foot ceilings on the main level, complemented by luxury vinyl plank floors. The upgraded chef's kitchen boasts premium stainless-steel appliances, quartz countertops, and striking cabinets, creating an inviting space for culinary creativity. The spacious family room seamlessly opens to the back yard which backs directly onto a green space, perfect for relaxation and entertaining. These sellers tell endless stories about all the mule deer that visit on a consistent basis &ndash; what an incredible location. On the upper level, you will find two children's rooms, the main four piece bathroom, the upper laundry and the upper loft which is an absolutely perfect homework station for the kids. The oversized primary suite is nothing short of a retreat, offering a walk-in closet and a fully equipped ensuite featuring a huge shower for ultimate comfort. The unfinished basement could be easily developed and is ready to go with the large egress window and roughed in plumbing. This home also includes a fully drywalled single detached garage adding practicality and value. The front and back yards are designed for low-maintenance living with gorgeous landscaping out front and an entertainers dream deck off the back. Heritage Hills is renowned for its accessibility and vibrant community life. Residents enjoy a pathway system that not only surrounds this cul-de-sac but also weaves through Heritage Hills. This neighborhood offers everything you need within reach, including shopping, education, recreation

and being on the west side you are way ahead of the traffic when headed to the mountains for a family getaway. Don't miss the chance to make this spectacular home your own. Schedule your viewing today and discover the perfect blend of an Unbeatable Location, Contemporary Design and Move in Ready Convenience.