



GRASSROOTS
REALTY GROUP

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

**151 Heritage View
Cochrane, Alberta**

MLS # A2286321



\$733,999

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot, Views		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Freezer in the basement, couch in the basement, extra fridge in the garage

**** Open House: Saturday, March 28th 3-5pm **** Welcome to this beautifully appointed 3 bedroom, 3.5 bathroom home in the thriving community of Heritage Hills. Offering over 2,850 sq. ft. of developed living space, this open-concept residence. The main floor showcases rich maple hardwood flooring and a gourmet kitchen, complete with a large central island, ample cabinetry, and quality finishes. This space seamlessly connects to the bright dining area and inviting living room featuring a cozy gas fireplace. Step outside to your expansive deck overlooking a fully fenced, mature, and beautifully landscaped backyard. Upstairs, you'll find a spacious bonus room highlighted by an elegant tray ceiling, creating the perfect space for a media room or family retreat. The primary suite is a private sanctuary featuring a large walk-in closet and a luxurious 5-piece ensuite complete with dual vanities, a separate soaker tub and a stand-alone shower. Completing the upper level is two generously sized bedrooms, a 4-piece bathroom (this bathroom includes a linen closet) and a convenient located laundry room. The fully developed sunshine basement features oversized windows that flood the space with natural light, creating a bright and welcoming extension of the home. It offers even more living space with a spacious family / recreation room overlooking the backyard, a 3-piece bathroom, dedicated storage room and separate bedroom section. Located in one of Cochrane's most desirable and growing neighbourhoods, Heritage Hills offers access to parks, playgrounds, scenic walking paths, nearby schools and amenities, and major routes for an easy commute to Calgary. Located just north of Heritage Hills, the upcoming Horse Creek Sports Park is set to become one of Cochrane's premier outdoor recreation hubs. Planned by the Town of Cochrane

in partnership with Rocky View Schools, this future sports park will feature multi-use athletic fields, ball diamonds, pathways, gathering spaces, and supporting amenities, along with a planned high school site. With phased development beginning and initial amenities anticipated in the coming years, this exciting project adds long-term value and lifestyle appeal to the growing Heritage Hills community.