



**153 Heritage Bay
Cochrane, Alberta**

MLS # A2288162



\$709,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,352 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: TV and bracket in living room, Fridge in Garage

Tucked away on a quiet, family-friendly cul-de-sac in beautiful Cochrane, this fully finished, original-owner home offers the perfect blend of space, comfort, and an unbeatable natural setting. Backing onto walking paths and a picturesque ravine, set on a large pie-shaped lot, this property delivers privacy, stunning views, and room for the whole family to grow. Step inside to a spacious front entry and a bright, open-concept main floor featuring rich hardwood flooring. A versatile main floor den provides an ideal home office or flex space. The mudroom is an additional feature with a double closet for ample storage. It is conveniently tucked behind a stylish barn door off the garage—keeping everyday life organized and out of sight. The kitchen is both beautiful and functional, highlighted by oversized cabinetry, granite countertops, stainless steel appliances, a large corner pantry, and an island with breakfast seating. (New stove and dishwasher—2024; refrigerator—2025.) The adjacent dining area overlooks the ravine, creating a stunning backdrop for family meals. Step out onto the sun-drenched deck and huge backyard—the perfect place to unwind while the kids play. Enjoy the same ravine views from the living room, which is anchored by a cozy gas fireplace. Upstairs a large & sunny bonus room has vaulted ceilings, a wet bar, and offers flexible living space while capturing lovely mountain views! A dedicated upper laundry room provides excellent

storage everyday convenience. Now onto the spacious primary bedroom - a true retreat featuring a walk-in closet, tons of natural light & a 5-piece ensuite with southeast mountain views, corner soaker tub, double vanity, private water closet. Finishing the upper level are two more generously sized bedrooms, both with double closets. They share a thoughtfully designed Jack & Jill 4-piece bathroom with a separate water closet—ideal for busy mornings. Downstairs the professionally finished basement (2023) is bright welcoming, complete with egress windows, a recreation room, games area, a massive 4th bedroom, a beautiful 4-piece bathroom—perfect for guests, teens, or extended family. Brand new hot water tank in 2024 too! The location of this home is exceptional. Playgrounds are just a short walk away, the community offers extensive pathways, green space, a strong sense of connection. You’re less than 10 minutes to downtown Cochrane, 40 minutes to downtown Calgary, 20 minutes to Crowfoot shopping, only an hour from the mountains in Banff. With the new Highway 1A/22 interchange set for completion in 2026, commuting will be even more convenient. Cochrane is celebrated for its small-town charm, western character, stunning Rocky Mountain views, outstanding quality of life—offering more space value while keeping city amenities within easy reach. This is a rare opportunity to own a lovingly maintained, move-in ready family home in a growing, sought-after community.