



**107 Heritage Heights
Cochrane, Alberta**

MLS # A2292858



\$600,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,563 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage remote(s), EV Charger, remote blinds with remote(s), window coverings all, solar panels and control system

This immaculately maintained, original-owner home (smoke-free and pet-free) offers breathtaking, unobstructed views of the Rocky Mountains and Bow Valley from all three levels. Complete with frequent wildlife sightings. Whether enjoying your morning coffee or hosting evening gatherings, the expansive upper and lower decks provide the perfect vantage point to take in the spectacular scenery year round. Designed with both comfort and efficiency in mind, this fully finished walkout duplex features rooftop solar panels to significantly reduce electricity costs and power your EV (yes it comes with an EV charger already installed!) with clean, renewable energy. The bright and spacious open concept main floor showcases quartz countertops, stainless steel appliances, an induction cooktop, and a large walk in pantry, ideal for both everyday living and entertaining. Numerous thoughtful upgrades throughout (full list available upon request) enhance both style and functionality. Select windows are outfitted with remote-controlled blinds for added convenience. Upstairs, you’ll find 3 generous bedrooms and a luxurious primary retreat complete with heated floors in the ensuite for year-round comfort. The builder-finished walkout basement provides exceptional additional living space, perfect for family activities and guests. Outside, the low maintenance, drought resistant landscaping allows you to spend more time enjoying the lifestyle this location offers rather than maintaining your yard. Perfectly situated in Cochrane, you’ll enjoy small-town charm with incredible accessibility, just under an hour west to Canmore and Banff for world class mountain recreation, or under an hour to east Calgary for international travel. This is mountain view living with modern efficiency, without compromise.