



**130 Heritage Drive
Cochrane, Alberta**

MLS # A2294067



\$618,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,642 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Inter		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	(R-LD)
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Lower suite: Fridge, stove, washer/dryer combo unit,

((OPEN HOUSE CANCELED PROPERTY NOW C/S))FORMER SHOWHOME | LEGAL SUITE | WALKOUT | DOUBLE DETACHED GARAGE | Upgrades, style, and versatility come together at 130 Heritage Drive in Cochrane. This former showhome offers exceptional curb appeal with upgraded landscaping and durable Hardie Board siding, while the inviting front porch is the perfect place to enjoy sunny mornings and warm summer evenings. Step inside to discover an air-conditioned home filled with quality finishes, including hardwood floors, 9-foot ceilings, built-in speaker system, and a bright open-concept main floor designed for everyday living and entertaining. The beautifully upgraded kitchen is the centerpiece of the home, featuring stainless steel appliances, quartz countertops, a large island, ample cabinetry, and a dedicated pantry. From here, step out onto the oversized west-facing rear deck, where you can soak up the sunshine and enjoy peek-a-boo mountain views. The main floor is completed by a convenient 2-piece bathroom, rear mudroom, and a functional workspace. Upstairs, the spacious primary suite stands out with its vaulted ceilings, walk-in closet, and a well-appointed 4-piece ensuite complete with a soaker tub and in-floor heating. Two additional bedrooms, another full 4-piece bathroom, and an upstairs laundry room add convenience for growing families. The fully developed walkout basement features a bright and well-designed legal 1-bedroom suite, ideal for rental income, multigenerational living, or extended family. This lower-level space includes a stylish galley kitchen, 4-piece bathroom, dedicated laundry, comfortable bedroom, and a sunny sitting area with abundant natural light from the west-facing walkout. Step outside to the covered patio and enjoy easy access to the yard and additional parking. Parking is no issue here with a double

detached insulated garage plus an additional parking stall. This is a turnkey opportunity for buyers seeking a home with income potential, flexibility, and standout upgrades in one of Cochrane's desirable communities. Book your showing today.