



**128 Heritage Heights
Cochrane, Alberta**

MLS # A2295905



\$589,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,467 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Security System Hardware, TV Wall Mounts

A jewel-box residence in Heritage Hills, where timeless charm meets elevated everyday living. Tucked into the sought-after west Cochrane community of Heritage Hills, this impeccably maintained three-bedroom, two-and-a-half-bath home offers a refined balance of comfort, design, and natural beauty. From its inviting front veranda to its thoughtfully curated interiors, the home unfolds with an effortless sense of warmth and sophistication. Bathed in natural light, the open-concept main level is designed for both quiet moments and gracious entertaining. The living space flows seamlessly into a well-appointed dining area and a contemporary kitchen featuring stainless steel appliances, a gas range, and generous cabinetry, an elegant yet functional backdrop for daily living. Upstairs, a serene primary retreat offers a walk-in closet and private ensuite, complemented by two additional bedrooms and a full bath. A conveniently located laundry room enhances the home's thoughtful design. The lower level presents an opportunity to tailor the space to your lifestyle, whether as a private fitness studio, media lounge, or additional living quarters. Outdoors, a beautifully landscaped, low-maintenance yard and private patio invite relaxed summer evenings, while the oversized 24x24 detached garage, complete with a third overhead door that leads into the backyard, adds both function and flexibility. Positioned just moments from parks, pathways, and everyday amenities, and with seamless access to the Rocky Mountains, this residence captures the essence of elevated Cochrane living, where community, nature, and design come together in perfect harmony.