



**244 Heritage Heights
Cochrane, Alberta**

MLS # A2298771



\$559,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,491 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.00 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks		

Inclusions: Shed

Welcome to this beautiful home in the heart of Cochrane located at 244 Heritage Heights—where thoughtful customization meets everyday comfort. This property offers stunning interior features, functional outdoor space, and a full walkout basement with separate access with a lush backyard. A striking centerfold feature wall creates a sophisticated focal point, complemented by a cozy fireplace that adds warmth and charm. Plush carpeted floors enhance comfort, making this the perfect space to relax or entertain. Custom cabinetry with refined detailing and ample storage, a large kitchen island, perfect for entertaining and casual dining, elegant granite sinks that add a touch of luxury. This space is ideal for hosting gatherings or enjoying everyday meals in style. With a customized slim air conditioning system for efficient, modern climate control, upgraded lighting fixtures that elevate the ambiance throughout the home and double shaded blinds in bedrooms to add comfortability. The spacious walkout basement offers incredible versatility: Separate entrance/access, ideal for extended family and potential rental, drywall finishings already completed, ready for your final design touches, generous layout suitable for a separate living space and suite setup. Enjoy separate parking into its own laneway. This level adds both enhanced living and long-term value to the home. Enjoy seamless indoor-outdoor living with: A large deck balcony, direct access to the alleyway, providing additional parking and convenience with a 20x10 cement pad for patio furniture. Situated in the vibrant and growing community of Cochrane, this home offers the perfect balance of small-town charm and modern convenience—close to schools, parks, amenities, and easy access to Calgary. Access to grocery stores, restaurants, gas stations, and hiking trails. Within a 20-minute drive from Heritage

Heights, enjoy access to Ghost Lake: a primitive lake area for boating, jet skiing, tubing and fishing for individuals, couples and families. With the newly \$11.43 million Horse Creek Park being built right in front of this beautiful home, Horse Creek Park will offer: bike trails, hiking paths, soccer fields, rugby fields, fitness course, basketball courts and playgrounds. This park will truly represent the ultimate in health, fitness, family and friends outing epicenter. From upscale finishes to income potential and thoughtful upgrades, this home is a rare find. Whether you're a growing family, savvy investor, or someone seeking flexible living options, this property checks every box.