



**82 Heritage Circle
Cochrane, Alberta**

MLS # A2304448



\$569,999

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,755 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to 82 Heritage Circle in the charming community of Cochrane! Surrounded by scenic foothills and just moments from the Rocky Mountains, this beautifully designed attached home with the perfect blend of comfort and style. The main floor offers a bright open-concept layout with a spacious great room, dining area, and a beautiful kitchen featuring custom cabinetry, premium fixtures, pantry, and a tabletop island with breakfast bar. Step out from the dining nook onto the deck, perfect for relaxing or entertaining. A 2-piece bathroom and access to the double attached garage complete the main level. Upstairs, you’ll find a versatile loft area ideal for a play space, TV area, or home office, along with two generous bedrooms, a 4-piece bathroom, convenient upper laundry, and a private primary suite with a 3-piece ensuite and walk-in closet. Located close to Highway 1A, old town Cochrane, shops, restaurants, and with quick access west to the mountains or east to Calgary—this home offers the perfect blend of comfort, lifestyle, and convenience.