



**134 Heritage View  
Cochrane, Alberta**

**MLS # A2189339**



**\$749,999**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,125 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gazebo		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Nestled in the desirable community of Heritage Hills, this fully finished home combines modern updates with timeless elegance. As you step inside, you're greeted by a spacious entryway with soaring 9-foot ceilings, abundant natural light, and hardwood floors. The chef-inspired kitchen features white cabinetry, a large center island, ample storage and counter space, brand-new stainless-steel appliances, and a walk-through pantry for added convenience. The dining room, ideal for family gatherings, opens to the fully landscaped backyard for seamless indoor-outdoor living. The living room exudes warmth and charm, offering a generous space for entertaining with a stone fireplace as its centerpiece. A tucked-away 2-piece bathroom provides both privacy and practicality. Luxury vinyl flooring on the second level and stairs. A central bonus room serves as a versatile retreat, separating the primary suite from the two additional generously sized bedrooms. The primary suite is a haven of relaxation, featuring a spa-inspired 5-piece ensuite with a deep soaker tub, glass shower, heated floors, and an expansive walk-in closet. A functional laundry room with a built-in sink completes this level. The fully finished basement extends the living space, offering a flexible family room, games area, or potential bedroom. Custom built-ins and a cleverly concealed Murphy bed maximize functionality. The beautifully landscaped backyard is fully fenced and features a charming gazebo sitting area, perfect for relaxing or entertaining outdoors. Plus, enjoy comfort inside year-round with air conditioning for those hot summer days. This home has been thoughtfully updated and impeccably maintained—don't miss your opportunity to make it yours!