



**55 Heritage Hill
Cochrane, Alberta**

MLS # A2194233

\$659,900



Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,062 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY FEB 23th 11-1pm. Welcome to 55 Heritage Hill, a 4-bedroom, 3.5-bathroom home nestled on a quiet street in the scenic community of Heritage Hills, Cochrane. Offering almost 2,800 sq ft of developed living space. The main floor is bright and inviting, with large windows bringing in plenty of natural light. It features a wide open layout, a modern kitchen with stainless steel appliances, a large island, and a good-sized pantry—perfect for cooking and entertaining. Upstairs, you’ll find 3 generously sized bedrooms, including a massive primary suite with a 5-piece ensuite, featuring a stand-up shower, soaker tub, double vanity, and a large walk-in closet. The upper level also boasts a huge bonus room with direct access to a southwest-facing deck, perfect for soaking in the sunset and glimpses of the mountains. The developed basement adds even more living space, including a 4th bedroom, a large rec room, and a full 3-piece bathroom—ideal for guests, teens, or extra family space. Additional Highlights: -Central A/C to keep you cool all summer -Oversized & lofted double garage with plenty of storage -9' ceilings & large windows for tons of natural light -Spacious deck & backyard with unique elevated levels Located on Cochrane’s west side, Heritage Hills is a peaceful, family-friendly community known for its breathtaking mountain views, quick access to Hwy 1A, and close proximity to parks, walking trails, and great schools. Plus, it’s just a short drive to Banff National Park, making weekend mountain getaways and outdoor adventures more accessible than ever. Here, you get the best of small-town charm while being just 25 minutes from Calgary .Price per SF is incredible.