



**33 Heritage Vista
Cochrane, Alberta**

MLS # A2205560



\$508,000

Division:	Heritage Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,410 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: None

This charming 1,400+ sq. ft. townhome located in Heritage Hills could be your new home! The home features 3 spacious bedrooms, a single attached garage, and backs onto serene green space with no overlooking neighbors, ensuring privacy and tranquility. Offering a blank canvas in the unfinished basement for you to add your personal touch. The well-maintained backyard boasts a deck ideal for year-round BBQing, while the open-plan kitchen, dining, and living areas offer a spacious, welcoming atmosphere. A convenient powder room is located on the main floor. Upstairs, you'll find a generously sized den/bonus room, perfect for a home office or extra living space. The primary bedroom is a retreat with a walk-in closet and ensuite. Two additional bedrooms and stacked laundry complete the upper level. The basement provides endless possibilities—keep it as-is or develop it to suit your needs. Located in the desirable Heritage community, this home offers easy access to both Calgary to the East and the scenic West via Highway 1A. You'll enjoy proximity to excellent schools (both elementary and high school), shopping, daycares, restaurants, and gyms. With small-town charm and modern convenience, this home has it all. Book your Showing today!