

\$775,000 - 34 Heritage View, Cochrane

MLS® #A2218296

\$775,000

5 Bedroom, 4.00 Bathroom, 1,962 sqft

Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

Welcome to your dream home! Nestled in a quiet, family-friendly neighbourhood, this beautifully upgraded detached home offers the perfect blend of comfort, luxury, and functionality. Featuring 4 spacious bedrooms upstairs, a double front-attached garage, and a 1-bedroom legal walkout basement suite, this home is ideal for growing families or those seeking rental income potential.

Step inside to find heated floors in both the kitchen and primary ensuite, adding a touch of everyday luxury. The upgraded kitchen is a chef's delight, complete with a gas stove, sleek cabinetry, and premium finishes throughout.

Enjoy outdoor living at its finest in the southwest-facing backyard, where you'll be treated to breathtaking mountain views and spectacular sunsets. The low-maintenance yard is perfect for busy lifestyles—"just relax and take in the scenery.

The legal walkout basement suite offers a private entrance, full kitchen, and spacious bedroom—"perfect for guests, in-laws, or added rental income.

Don't miss this rare opportunity to own a versatile, move-in ready home with every feature you've been looking for!



Built in 2015

Essential Information

MLS® #

A2218296

| | |
|----------------|-------------|
| Price | \$775,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,962 |
| Acres | 0.09 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 34 Heritage View |
| Subdivision | Heritage Hills. |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0G4 |

Amenities

| | |
|----------------|----------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Stone Counters |
| Appliances | Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | In Floor, Forced Air |
| Cooling | Central Air, Sep. HVAC Units |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Gentle Sloping, Landscaped, Low Maintenance Landscape, Rectangular Lot, Views |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 18 |
| Zoning | R-MX |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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