

\$579,000 - 90 Heritage Circle, Cochrane

MLS® #A2267772

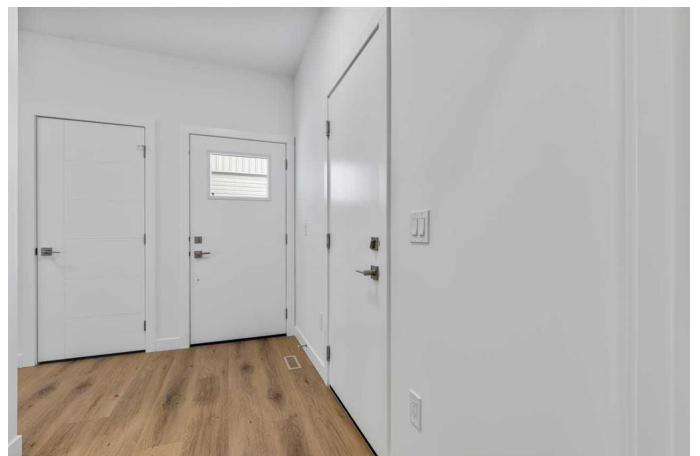
\$579,000

3 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Nestled in the NEW COMMUNITY of HERITAGE HILLS in Cochrane, this BRIGHT, BEAUTIFUL, NEVER-LIVED-IN DUPLEX offers 3 bedrooms, 2.5 bathrooms, and a DOUBLE ATTACHED GARAGE, providing the perfect blend of modern comfort and stylish design. The main floor delights with LARGE WINDOWS that flood the space with natural light, 9-foot ceilings, and durable LVP flooring throughout. The OPEN-CONCEPT LAYOUT showcases a SPACIOUS KITCHEN featuring STAINLESS STEEL APPLIANCES, kitchen island, QUARTZ COUNTERTOPS, and a PANTRY, all drawn together by a seamless flow into the living area. The living room is accented with a beautiful TILED FEATURE WALL with ELECTRIC FIREPLACE, creating a cozy yet contemporary focal point for the home. Balcony doors lead to your back DECK where you can relax, barbeque and entertain your guests. Upstairs, you'll find a good-sized BONUS ROOM ideal for a media or play space, a GENEROUS SIZED PRIMARY BEDROOM with a WALK-IN CLOSET and a 4-PIECE ENSUITE, plus two additional bedrooms and a laundry room for everyday convenience. The basement is ready for your personal development, offering endless potential. Heritage Hills is a brand-new community conveniently located near Mountain Ridge Plaza, where you'll find a grocery store, restaurants, a gym, a pharmacy, a dental clinic, and a daycare. Cochrane offers an easy commute to Calgary



while providing quick access to the mountains for weekend escapes. This home is a great opportunity to enjoy modern living in a vibrant new neighborhood. DON'T MISS THE OPPORTUNITY TO MAKE THIS YOUR NEW HOME! BOOK A SHOWING TODAY...

Built in 2025

Essential Information

MLS® #	A2267772
Price	\$579,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,734
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	90 Heritage Circle
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3G9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,
-------------------	---

	Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	8
Zoning	R-MX

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.