

\$674,900 - 76 Heritage Hill, Cochrane

MLS® #A2206645

\$674,900

4 Bedroom, 4.00 Bathroom, 1,862 sqft
Residential on 0.12 Acres

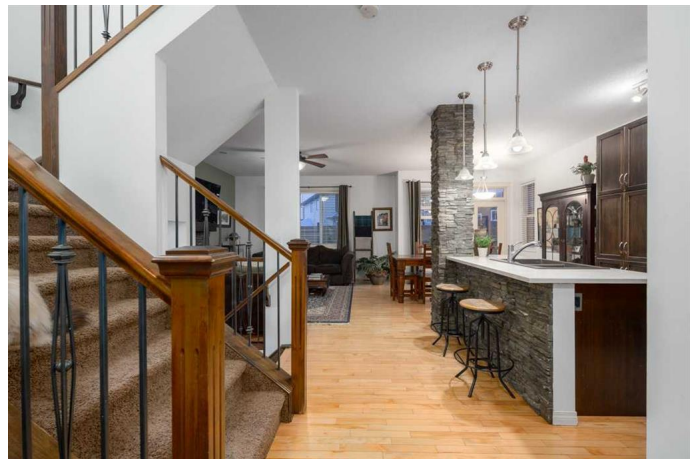
Heritage Hills., Cochrane, Alberta

****OPEN HOUSE - Sat Apr 5**

(11-1pm)** Situated in the scenic community of Heritage Hills, this 4 bedroom, 3.5 bathroom home is a perfect fusion of comfort and practicality. Boasting over 2,500 sq. ft. of well-appointed living space, a fully finished basement, and a thoughtfully designed backyard with gas BBQ hookup, this home is ideal for those who appreciate both indoor refinement and outdoor tranquility.

The main floor welcomes you with soaring 9'™ ceilings and an abundance of natural light that enhances the home's™ airy ambiance. The spacious living area invites relaxation, while the dining space seamlessly connects to the backyard, making entertaining effortless. The kitchen is a showpiece, featuring sleek granite countertops, high-end stainless steel appliances, a pantry, and an oversized island with seating, perfect for casual gatherings. Custom cabinetry with soft-close functionality provides ample storage while adding a touch of sophistication.

Ascending to the upper level, a versatile bonus room offers endless possibilities™ a cozy lounge, a playroom, or a stylish home office. The primary suite is a private sanctuary, complete with a walk-in closet and a luxurious ensuite showcasing a deep soaking tub, dual vanities with updated lighting, and a glass-enclosed shower. Two additional well-sized bedrooms, a full bathroom, and a



convenient upstairs laundry room enhance the home's practical appeal.

The finished basement extends the home's livability, offering a comfortable guest retreat with a fourth bedroom, a full bathroom, and a cozy recreation space, ideal for movie nights or a fitness area.

Step outside to an expansive, sun-drenched SW-facing backyard, designed for both relaxation and recreation. The huge newly painted deck with privacy wall and raised patio, provides the perfect setting for dining, while the dedicated dog run ensures a secure space for pets. A lush garden area allows you to cultivate your favorite flowers, raspberries or fresh produce, creating a backyard retreat that feels both functional and serene. Enjoy a double attached garage with loads of storage, shelving and a built-in workbench.

Situated in a peaceful street with quick access to parks, walking trails, and Cochrane's many amenities, this home is a rare gem. With its well-crafted design, intelligent layout, and inviting outdoor spaces this home is a true standout.

Built in 2009

Essential Information

MLS® #	A2206645
Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,862
Acres	0.12
Year Built	2009

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	76 Heritage Hill
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Garden
Lot Description	Back Yard, Garden, Landscaped, Lawn, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning R-LD

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.