

# \$600,000 - 243 Heritage Heights, Cochrane

MLS® #A2226657

**\$600,000**

4 Bedroom, 4.00 Bathroom, 1,566 sqft  
Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Welcome to 243 Heritage Heights, a beautifully designed 4-level split, three-bedroom, four-bathroom home that perfectly blends modern elegance with everyday comfort. Step inside to discover luxury vinyl plank and plush carpet flooring throughout, offering both style and durability. The bright and spacious kitchen features stainless steel appliances, sleek quartz countertops, and ample cabinetry for all your storage needs. The inviting living area boasts an electric fireplace, creating a warm and cozy atmosphere for relaxing or entertaining. This room overlooks the deck, back yard and green space to the north that is zoned for parks and recreation. The generously sized bedrooms upstairs provide plenty of space, with the primary suite offering a private ensuite and walk in closet. With a south-facing orientation, this home is bathed in natural light all day long, making every space feel open and airy. The stacked washer and dryer on the upper level is super convenient. The lower level has another bedroom, full washroom and family room with a walk-out to the back yard. Double attached garage holds two cars. Don't miss the chance to own this exceptional home, contact us today to book a showing! Seller is going to install a concrete patio on the walk-out basement and install new turf in the back yard.

Built in 2023



## Essential Information

MLS® #	A2226657
Price	\$600,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,566
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 4 Level Split
Status	Active

## Community Information

Address	243 Heritage Heights
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3A7

## Amenities

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

## Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Backs on to Park/Green Space, No Neighbours Behind,  
                                 Rectangular Lot  
Roof                        Asphalt  
Construction           Stone, Vinyl Siding  
Foundation              Poured Concrete

**Additional Information**

Date Listed                June 1st, 2025  
Days on Market         66  
Zoning                      R-Mx

**Listing Details**

Listing Office             Royal LePage Benchmark

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