

\$480,000 - 39 Heritage Vista, Cochrane

MLS® #A2245804

\$480,000

2 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.04 Acres

Heritage Hills., Cochrane, Alberta

Rare Find in Heritage Hills! This 1325 sq ft freehold townhouse (no condo fees!) offers the perfect blend of comfort, space, and convenience. Featuring two large primary suites, each with its own private ensuite and walk-in closet, plus upper floor laundry for added ease. The bright and functional main floor includes a half bath, spacious living area, and access to your back deck and fenced yard — perfect for kids, pets, or summer BBQs.

Enjoy peace and privacy with green space behind and a quiet cul-de-sac location, just steps from the dog park and walking trails. The full unfinished basement offers plenty of storage or room to expand.

Located in sought-after Heritage Hills, you're walking distance to Tim Hortons, a gas station, corner store, two liquor stores, two pizza spots, two daycares, a gym, and local favourites Aama Nepalese Cuisine and Cabeza Grande.

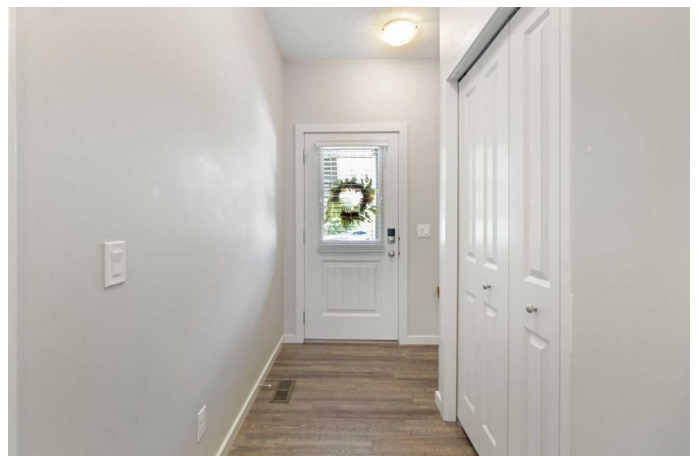
UPGRADES since Summer 2024 include: central A/C, hot water tank, and fresh landscaping. Move-in ready and waiting for you!

Built in 2017

Essential Information

MLS® #

A2245804



Price	\$480,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	39 Heritage Vista
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2N7

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Bar, Bathroom Rough-in, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Stove, Humidifier
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Cul-De-Sac, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	87
Zoning	R-MD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.