

\$599,900 - 14 Heritage View, Cochrane

MLS® #A2257251

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3 Bedroom, 3.00 Bathroom, 1,707 sqft

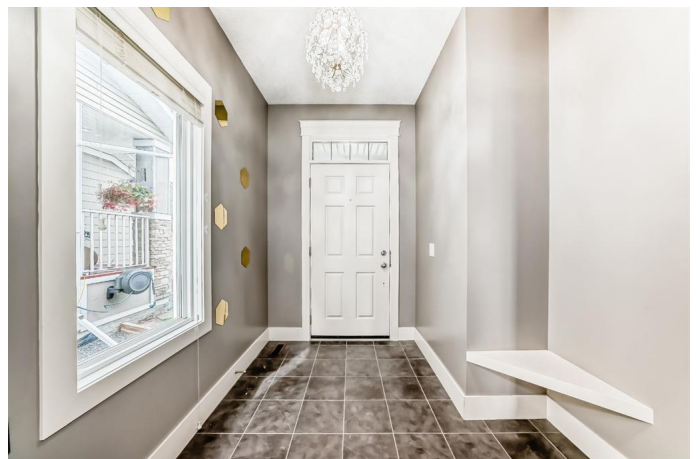
Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

FULLY FINISHED | WALKOUT | VIEWS |
QUIET STREET | CENTRAL A/C |
OVERSIZED DBL GARAGE | QUICK
POSSESSION - Check out this Heritage Hills
Beauty “a feature rich 2 storey walkout with
Mountain Views in excellent, move-in
condition!

Here’s your opportunity to own a lovingly
maintained home in the desirable community
of Heritage Hills “offering a walkout
basement, mountain views, and a long list of
upgraded features that truly set it apart.
Step inside and you’ll appreciate the
neutral color palette, knockdown ceilings, and
a thoughtful layout that balances everyday
comfort with style. The main floor features
hardwood and tile flooring, a spacious tile
entry, and a bright open-concept design with
9’ ceilings throughout.

The kitchen is a chef’s dream “complete with a gas stove, island with eat-up
bar, corner pantry, and OTR microwave “all
overlooking the great room and escarpment to
the west. Just off the kitchen is a spacious
dining nook, which leads onto the sunny
southwest-facing deck with gas BBQ outlet “perfect for evening relaxation or entertaining.
You’ll also find a tile mudroom with main
floor laundry, plus a convenient 2-piece
powder room to round out the main level.
Upstairs, the primary retreat is a highlight “featuring a ceiling fan, walk-in closet, and a
luxurious 5-piece ensuite with double sinks, a
jetted soaker tub, and a separate shower with



subway tile surround. 2 additional good sized bedrooms and a full 4 pce bath complete this level.

The fully finished walkout basement offers a dedicated home theatre space, rough-in for a future bathroom, and loads of extra storage.

There is great potential here to convert the space to an income generating suite as well, subject to approval and permitting by the TOWN/municipality. A convenient commercial plaza is just steps away, offering a pharmacy, daycare, wine store, restaurant, medical offices, gym and more.

Outside, the landscaped and fenced backyard is ideal for families, pets, or gardening – with lots of sun thanks to the southwest exposure.

Bonus features include central A/C, an oversized double garage, and space to park three vehicles on the extended driveway.

With over 2,200 sq. ft. of developed living space on all levels, this home checks all the boxes – inside and out – and truly shows pride of ownership. Don’t miss your chance to call this one yours. Book your viewing today!

Built in 2009

Essential Information

MLS® #	A2257251
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,707
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 14 Heritage View
Subdivision Heritage Hills.
City Cochrane
County Rocky View County
Province Alberta
Postal Code T4C 0E4

Amenities

Parking Spaces 4
Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized
of Garages 2

Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating Central, Forced Air, Natural Gas
Cooling Central Air
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard
Lot Description Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Views
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 13th, 2025
Zoning R-MX

Listing Details

Listing Office TREC The Real Estate Company

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