

# \$750,000 - 51 Heritage Hill, Cochrane

MLS® #A2220446

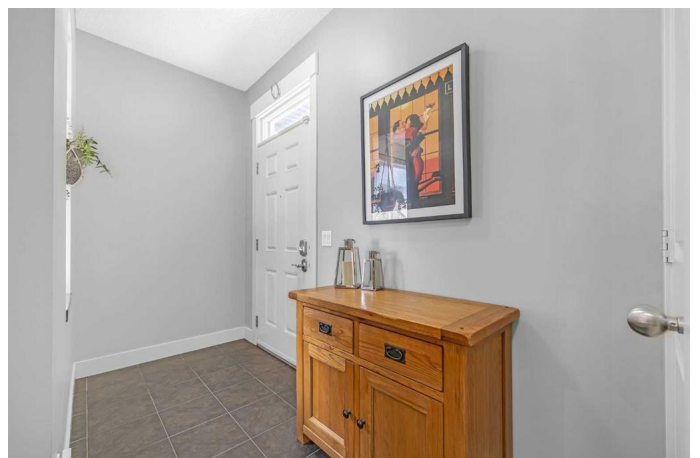
## \$750,000

4 Bedroom, 4.00 Bathroom, 2,111 sqft

Residential on 0.12 Acres

Heritage Hills., Cochrane, Alberta

Welcome to your new home in the scenic Heritage Hills of Cochrane—where style, comfort, and custom upgrades come together in this beautifully designed home. From the moment you arrive, you™ll be impressed by the great curb appeal and extra-wide double garage. Inside, the open-concept main floor boasts soaring 9-foot ceilings, a cozy den, and a spacious laundry room. The show-stopping floor-to-ceiling stone fireplace is flanked by custom built-ins, while oversized windows flood the living space with natural light. The chef-inspired kitchen features full-height cabinetry, a large island, stainless steel appliances including a gas range, and a convenient access to the backyard just off the dining area—perfect for entertaining on the stunning rear deck. Upstairs, unwind in the expansive bonus room with access to a full-width balcony offering spectacular views and stunning evening sunsets. The primary retreat is equally impressive, showcasing a generous ensuite with double sinks, a soaker tub, walk-in shower, and walk-in closet. The two additional bedrooms are generous in size and serviced by a 4 piece bathroom. The professionally developed basement offers a lovely living room complete with a natural gas fireplace, wet bar area perfect for entertaining to watch the game or share a pint or glass of your favorite beverage. There is a 4th bedroom, a 3 piece bathroom and a little workshop area in the furnace room. Step outside to your private, fully landscaped



backyard complete with a pergola, privacy screens, large deck, hot tub, tiered retaining walls and the most amount of trees to provide privacyâ€”an ideal oasis for peaceful summer evenings. Over \$140,000 of additional features and upgrades make this home a true gem. Please ask for the additional feature list of upgraded items or have your Realtor download them from the supplements. This is the perfect home for families who appreciate thoughtful design, outdoor living, and breathtaking views.

Built in 2008

**Essential Information**

MLS® #	A2220446
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	51 Heritage Hill
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L4

**Amenities**

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Bookcases
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Treed, Sloped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	10
Zoning	R-LD

## Listing Details

Listing Office	Real Broker
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