

# \$789,900 - 127 Heritage Court, Cochrane

MLS® #A2226116

**\$789,900**

3 Bedroom, 3.00 Bathroom, 2,162 sqft

Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

Brand new home built by Homes by Fifty Six, located in Heritage Hills of Cochrane. This home is loaded with upgrades & features which include: quartz, LVP, Tile, stone facing gas Fireplace, oversized garage, 9' ceilings main & lower, walk through pantry, lots of windows allowing loads of natural lighting, open to below foyer & much more. The main floor features a den, 2c bath, spacious great room with fireplace & a good size kitchen that offers an island, walk through pantry & breakfast nook that has access to the yard that over looks the greenspace. The upper floor features a large bonus room, 4pc bath, laundry & 3 good size bedrooms. The primary bedroom offers a walk in closet & full ensuite. The lower level is awaiting your ideas. Backing onto future school site/green space. Heritage Hills offers a blend of small-town charm and modern amenities. Residents enjoy access to parks, green spaces, and local conveniences such as Mountain Ridge Plaza, which hosts services like a pharmacy, fitness center, and dining options. The community is served by designated schools including Glenbow Elementary, Mitford School, and Bow Valley High School. With its tranquil atmosphere and proximity to both Calgary and outdoor recreational areas, Heritage Hills is an attractive choice for families and individuals seeking a balanced lifestyle. Fifty6 is devoted to the craft of legendary home-building. With a heritage dating back to 1956, building on the past and bringing a modern perspective to



homebuilding and design. Home will be ready for inside professional photos within 2 weeks, book your viewing soon, we plan to be sold before photos are done.

Built in 2025

**Essential Information**

MLS® #	A2226116
Price	\$789,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,162
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	127 Heritage Court
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2N4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks
Appliances	Microwave Hood Fan

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	9
Zoning	R-1

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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