

# \$579,900 - 187 Heritage Heights, Cochrane

MLS® #A2229614

**\$579,900**

3 Bedroom, 4.00 Bathroom, 1,569 sqft

Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Discover the charm of Heritage Hills in Cochrane with this inviting semi-detached home, crafted with quality by Stepper Homes. Set within a welcoming community, this neighbourhood boasts scenic walking and biking paths, local playgrounds, and convenient proximity to shopping, making it perfect for families and outdoor enthusiasts alike. This stylish two-story, side-by-side duplex combines modern elegance with functional design, offering over 2,096 square feet of living space featuring 9 ft ceilings on the main floor. Built with Stepper Homes' signature attention to detail, the heart of the home is the thoughtfully laid-out kitchen, featuring a generous island, gas stove, and recessed lighting that creates a warm, inviting atmosphere. Ample storage and a dedicated pantry add convenience for any culinary endeavour, while the adjoining dining area is perfect for family gatherings. Upstairs, three spacious bedrooms await, including a serene primary suite with a walk-in closet and a private three-piece ensuite, offering a peaceful retreat. Two additional bedrooms share a well-appointed bathroom, with laundry facilities conveniently located on this floor. The finished basement expands your living space with a versatile game room, a flex space ideal for a home office or gym, and an additional full bathroom, ensuring comfort and convenience for guests. Step outside to enjoy a fenced backyard, where you can relax on your private deck or enjoy easy access to outdoor storage.



This home also includes an attached single-car garage and additional driveway parking. Ready to experience life in Heritage Hills? Schedule a viewing today and see why this home is a perfect fit for your lifestyle!

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2229614               |
| Price          | \$579,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,569                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 187 Heritage Heights |
| Subdivision | Heritage Hills.      |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C2J8               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 2                                                    |
| Parking        | Driveway, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                    |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator,   |

|                 |                                        |
|-----------------|----------------------------------------|
|                 | Washer/Dryer Stacked, Window Coverings |
| Heating         | Forced Air, Natural Gas                |
| Cooling         | None                                   |
| Fireplace       | Yes                                    |
| # of Fireplaces | 1                                      |
| Fireplaces      | Electric                               |
| Has Basement    | Yes                                    |
| Basement        | Finished, Full                         |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Storage             |
| Lot Description   | Back Yard           |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | R-MX            |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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