

# \$649,900 - 181 Heritage Drive, Cochrane

MLS® #A2235273

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,709 sqft  
Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

Welcome to 181 Heritage Drive, Cochrane – Where Comfort Meets Convenience! This beautifully upgraded home in the community of Heritage Hills offers over 2,400 sq. ft. of total living space, with 4 bedrooms and 3.5 bathrooms, perfect for families of all sizes. Additionally, there is a heated oversized double detached garage!

Inside, you'll find custom California Closets, including a thoughtfully designed walk-in master closet that blends luxury with everyday functionality. The fully finished walk-out basement adds incredible flexibility – featuring a fully contained suite with a private entrance, full bathroom with heated flooring, bedroom, living room, and a full kitchen – all thoughtfully laid out. This space is currently tenant-occupied, and the tenant would love to stay, making it an excellent mortgage helper or multi-generational living option.

Enjoy sweeping views of Cochrane from your upgraded patio featuring durable Dura Deck, perfect for morning coffee or evening entertaining.

Located just steps away from two brand-new schools and a future recreation centre currently under development north of Heritage Hills, this home is perfectly positioned for growing families. Plus, you're only minutes from the mountains with quick access to Canmore and Banff for weekend getaways.



To top it all off, this home features a heated, oversized garage, ideal for storing your gear, tools, or setting up a workshop space.

Stylish, spacious, and set in a family-friendly neighborhood " 181 Heritage Drive is ready to welcome you home. Book your private viewing today!

Built in 2014

### **Essential Information**

MLS® #	A2235273
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,709
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	181 Heritage Drive
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	URBAN-REALTY.ca
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