$924,900 - 121 Heritage Hill, Cochrane

MLS® #A2257209

$924,900
7 Bedroom, 4.00 Bathroom, 2,708 sqft
Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

This stunning illegally SUITED 2700sq ft two-story offers a perfect blend of elegance, charm, and functionality. The lower level walkout suite is ideal for multigenerational living, guests, or even possibly an Airbnb or rental for additional income. From the moment you arrive, you are greeted with custom touches mirroring the character that awaits inside. The spacious entryway featuring double closets flows into the formal dining room effortlessly. Adjoining to the formal dining is a bright and open kitchen, an impressive wall of pantry cabinets, gorgeous backsplash, and stainless-steel appliances. A large kitchen peninsula with additional seating provides a perfect spot to gather, prep meals, and gaze over the spacious living area. The main floor is bathed in sunlight pouring through a wall of windows, offering breathtaking views of the park just beyond. The dining room opens to a spacious deck with glass viewing panels and gas BBQ hookup. Backing onto parkland, biking and walking trails, this home is also ideally located right next to a bus stop for all school ages, making this home perfect for families of all ages and lifestyles. The custom spiral staircase down to the backyard allows for easy access to enjoy your inviting firepit and custom storage shed. The cozy main floor, highlighted by a beautiful gas fireplace, flows seamlessly from the kitchen and dining space. Every inch of this home exudes sophistication, from the elegant finishes to the thoughtful details throughout. A main-floor office with

glass French doors offers a quiet retreat, while a half bath, main-floor laundry/mudroom, and easy access to the garage add practicality. The double garage creates additional parking and significant storage with a large walk-up mezzanine and room for two vehicles. Upstairs, four massive bedrooms, including a master retreat that truly feels like a sanctuary. This serene space is complemented by a luxurious ensuite with a massive soaker tub, glass walk in shower, large walk-in closet, and an attached, insulated office or potential nursery. A bonus room on this level offers endless possibilities, whether used as a playroom, entertaining space, or a cozy gathering spot for the whole family. The lowest level offers an additional 1100+ sq ft and provides exceptional value with a beautifully designed in-law suite. Two generously sized bedrooms, full bath, and a custom kitchen that overlooks a spacious living area. Walk directly out of the suite to the meticulously landscaped backyard, with easy access around the side walkway. Motion-sensing lighting ensures safety as you make your way to the suiteâ€™s private entry. This home has many upgrades throughout including air conditioning, two gas furnaces, an oversized 75 gallon hot water tank, built in sound speakers, underground sprinklers, central vac, and much more! This home is a rare find, offering not only luxury and style but also versatility and thoughtful design. Donâ€™t miss the opportunity to make this dream home yours!

Built in 2012

Essential Information

MLS® #	A2257209
Price	$924,900
Bedrooms	7
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,708
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	121 Heritage Hill
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	French Door, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Treed, Underground

	Sprinklers, Yard Lights, Secluded
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	eXp Realty

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