

# \$574,900 - 6 Heritage View, Cochrane

MLS® #A2270660

**\$574,900**

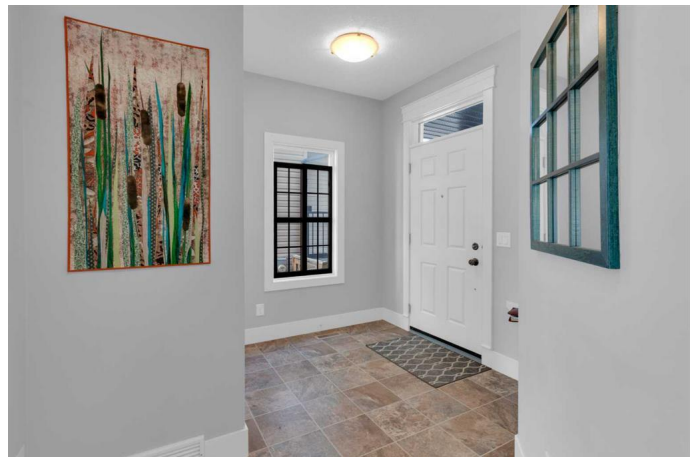
3 Bedroom, 4.00 Bathroom, 1,682 sqft

Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

OPEN HOUSE NOV. 22, SAT

12-3PM...Welcome to this well-kept 2-storey home in the desirable community of Heritage Hills. Enjoy partial mountain views from the west-facing back deck and the charm of a family-friendly neighborhood just minutes from town and all amenities. Built in 2010, this home offers a bright, open layout with large windows and an abundance of natural light. The kitchen features rich dark wood cabinetry, a center island, and a large walk-through pantry leading to the convenient laundry/mudroom and back entrance. The main floor also includes an open-concept living area and a 2-piece bath. Upstairs, you'll find 3 bedrooms, including a spacious primary suite complete with a 5 piece ensuite featuring a tub, shower, and double sinks. A 4-piece bath completes the upper level. Durable lino flooring throughout the main and upper levels adds both style and easy maintenance. The fully developed walkout basement offers a bright, open living space with in-floor heating, a large 3-piece bath, and access to the south-facing backyard. Step outside to a fully fenced back yard, landscaped with apple and pear trees, a perfect space for relaxation or family gatherings. Additional features include a double attached garage, drywalled with built-in shelving and storage, and a low-maintenance front yard. This home has been immaculately cared for and is in excellent condition—move-in ready and waiting for its next family



Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270660    |
| Price          | \$574,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,682       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6 Heritage View   |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0E4           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings, Humidifier, Satellite TV Dish |
| Heating           | Forced Air, Natural Gas, Mid Efficiency                                                                             |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full                                                                                                                |

**Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                                 |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Vinyl Siding, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 3                   |
| Zoning         | Residential         |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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