

# \$620,000 - 41 Heritage Drive, Cochrane

MLS® #A2217482

**\$620,000**

3 Bedroom, 3.00 Bathroom, 2,085 sqft

Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

\*OPEN HOUSE NOV 15 & 16, 1-3pm\* Fresh on the market, this beautifully maintained home in the vibrant community of Heritage Hills offers 2,085 square feet of thoughtfully designed living space where comfort, style, and convenience blend seamlessly. The main floor features rich hardwood flooring and an expansive living area that's perfect for everyday living or entertaining guests. At the front of the home, a sunny and spacious den with shiplap feature wall makes an ideal private office or den. The kitchen is a true showstopper, boasting granite countertops, rich cabinetry, and a massive island that seats five! Adjacent to the kitchen, the large dining room easily accommodates a large dining table perfect for large family dinners with doors leading out to a beautifully landscaped outdoor space. Upstairs, the thoughtful layout continues with a bright and functional laundry room featuring generous counter space and storage. The spacious primary bedroom is a true retreat with a walk-in closet and a luxurious five-piece ensuite that includes double vanities, separate shower and a deep soaking tub. Two additional well-sized bedrooms and a four-piece family bathroom complete the upper level. The basement is unfinished and ready for your ideas! Step outside to a fully landscaped yard complete with mature trees, shrubs, a large deck with designer privacy screens, custom planters and an aggregate patio - a great spot for outdoor relaxation and entertaining. The double



detached garage is complemented by extra space beside for a third vehicle or RV parking, a rare and valuable feature. Other notable features include: new hot water tank in 2023, LG washing machine, dryer and refrigerator all replaced in 2024, upgraded lighting and cabinetry pulls on the main floor and all bathrooms. The furnace and water tank are both maintained on a yearly basis. Located in the welcoming community of Heritage Hills, youâ€™ll enjoy a strong neighbourhood feel with quick access to mountain adventures and all the shopping and amenities Cochrane has to offer. Don't miss this amazing property!

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217482    |
| Price          | \$620,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,085       |
| Acres          | 0.11        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 41 Heritage Drive |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0E2           |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Breakfast Bar, Granite Counters                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Garage Control(s), Microwave Hood Fan |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full                                                                                                                         |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                           |
| Construction      | Mixed, Vinyl Siding                                       |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 9th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-LD               |

## Listing Details

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

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