# \$574,900 - 220 Heritage Heights, Cochrane

MLS® #A2262181

#### \$574,900

3 Bedroom, 4.00 Bathroom, 1,498 sqft Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

220 Heritage Heights – Modern Comfort Meets Everyday Luxury
Welcome to 220 Heritage Heights, a beautifully designed 3-bedroom, 4-bathroom home that perfectly blends modern elegance with everyday comfort.

Step inside to discover a bright, open-concept main floor featuring luxury vinyl plank flooring, stylish finishes, and a white and bright kitchen featuring stainless steel appliances, quartz countertops, gas rough-ins, and ample cabinetry for all your storage needs. The inviting living area centres around a modern electric fireplace and opens onto a sun-soaked south-facing deck and backyardâ€"perfect for entertaining or relaxing.

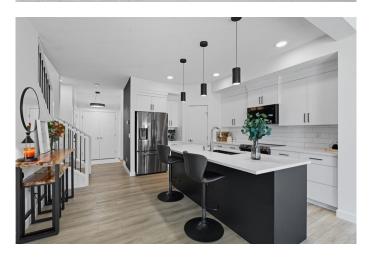
Upstairs, you'II find three spacious bedrooms, including a primary suite with a private ensuite and Double closets, plus convenient upper-level laundry for day-to-day ease.

The fully developed lower level offers amazing versatility, designed as an Airbnb (illegal) suite with a separate walk-out entrance, full bathroom, laundry, and entertainment spaceâ€"ideal for generating extra income or hosting extended family.

Outside, enjoy the convenience of a double attached garage, proximity to a neighbourhood playground, and walking distance to the new Heritage Sports & Recreation Park currently being developedâ€"bringing future sports fields, trails, and community amenities just steps from your door.







Don't miss your chance to own this exceptional propertyâ€"book your private showing today!

#### Built in 2023

### **Essential Information**

MLS® # A2262181 Price \$574.900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,498 Acres 0.06 Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 220 Heritage Heights

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C3A7

## **Amenities**

Parking Spaces 5

Parking Alley Access, Double Garage Attached, Driveway, Garage Door Opener,

Off Street

# of Garages 2

### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Separate Entrance

Appliances Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan,

Washer/Dryer, Window Coverings, See Remarks

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Living Room, Basement, Mantle

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, City Lot, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 4th, 2025

Days on Market 3

Zoning R-MX

## **Listing Details**

Listing Office Real Broker

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