

# \$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 â€“ 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, youâ€™ll 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.



Donâ€™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
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.