

# \$629,900 - 137 Heritage Bay, Cochrane

MLS® #A2263291

**\$629,900**

3 Bedroom, 4.00 Bathroom, 1,378 sqft  
Residential on 0.09 Acres

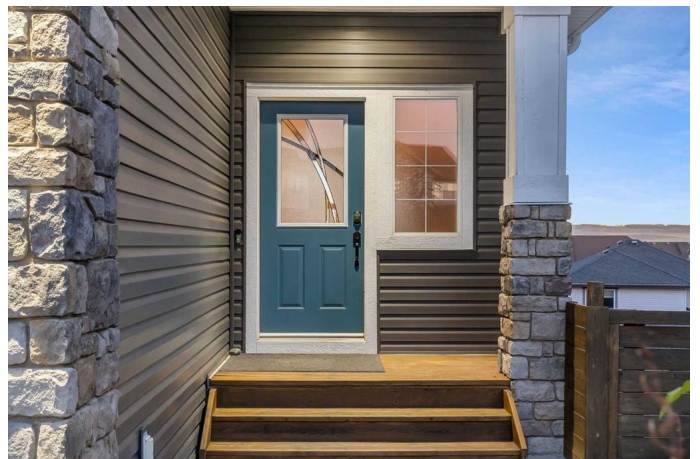
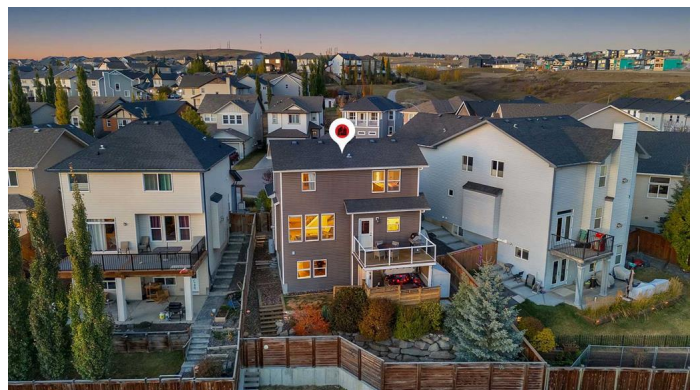
Heritage Hills., Cochrane, Alberta

Perched on a quiet cul-de-sac, this home offers sweeping west-facing views over rolling hills and the snow-capped Rocky Mountains. From the moment you arrive, there's a sense of space, light, and comfort that makes this property stand out.

Inside, the open-concept main floor is bright and welcoming. The living room features a striking floor-to-ceiling rock fireplace, creating a warm focal point for everyday living or entertaining. Large windows flood the space with natural light and frame stunning mountain and hill views. The dining area flows into a spacious kitchen with granite countertops, sleek stainless steel appliances, travertine tile, and plenty of cabinetry. A convenient powder room and access to the deck with glass railings allow you to take in the full, unobstructed view while enjoying privacy and outdoor living.

Upstairs, the primary suite feels like a private retreat with vaulted ceilings, generous space for a king bed, and more west-facing views. A well-appointed ensuite and walk-in closet add comfort and convenience. Two great-sized additional bedrooms, a full bathroom, and a laundry room complete the upper level, making it an excellent layout for families or guests.

The fully finished walk-out basement provides flexibility, featuring a large rec room, full bathroom, and potential for a separate living



area with its own access and a parking area off the back lane. This space can be used for guests, hobbies, a home office, or additional living quarters.

Throughout the home, thoughtful upgrades stand out, such as new vinyl flooring, fresh paint, tall baseboards, crown moulding around door frames, and abundant windows that keep every room light and bright. Outside, the walk-out level opens to a landscaped yard with extensive rockwork and level green space. A hot tub sits just steps away, and below is a lower garden area with mature shrubs where you can gaze up and admire your surroundings.

Located in Heritage Hills, near a newly proposed grocery store and close to local schools, this property combines privacy and convenience with quick access to Highway 1A for easy mountain getaways. This is where comfort meets breathtaking views, creating the perfect place to call home. Experience the beauty and calm of Heritage Hills living.

Built in 2013

### **Essential Information**

MLS® #	A2263291
Price	\$629,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,378
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 137 Heritage Bay  
Subdivision Heritage Hills.  
City Cochrane  
County Rocky View County  
Province Alberta  
Postal Code T4C 0L5

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Views  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 13th, 2025  
Days on Market 6  
Zoning R-LD

### Listing Details

Listing Office

LPT Realty

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