

\$620,000 - 41 Heritage Drive, Cochrane

MLS® #A2217482

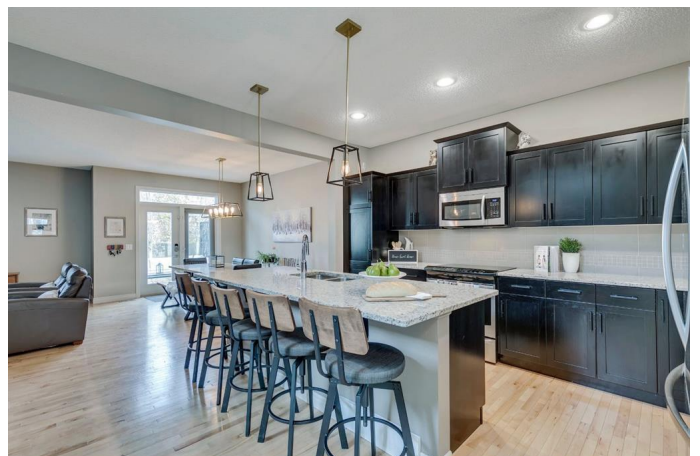
\$620,000

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	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
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	Vinyl Siding, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2025
Days on Market	7
Zoning	R-LD

Listing Details

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

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.