

# \$599,900 - 14 Heritage View, Cochrane

MLS® #A2257251

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,707 sqft

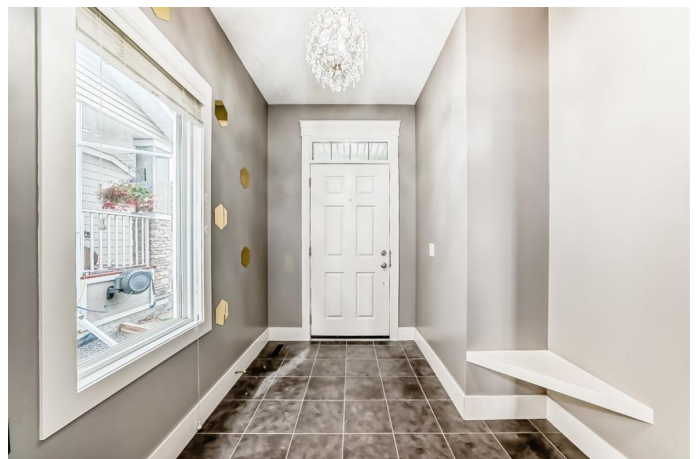
Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

FULLY FINISHED | WALKOUT | VIEWS |  
QUIET STREET | CENTRAL A/C |  
OVERSIZED DBL GARAGE | QUICK  
POSSESSION - Check out this Heritage Hills  
Beauty “a feature rich 2 storey walkout with  
Mountain Views in excellent, move-in  
condition!

Here’s your opportunity to own a lovingly  
maintained home in the desirable community  
of Heritage Hills offering a walkout  
basement, mountain views, and a long list of  
upgraded features that truly set it apart.  
Step inside and you’ll appreciate the  
neutral color palette, knockdown ceilings, and  
a thoughtful layout that balances everyday  
comfort with style. The main floor features  
hardwood and tile flooring, a spacious tile  
entry, and a bright open-concept design with  
9’ ceilings throughout.

The kitchen is a chef’s dream complete  
with a gas stove, island with eat-up  
bar, corner pantry, and OTR microwave all  
overlooking the great room and escarpment to  
the west. Just off the kitchen is a spacious  
dining nook, which leads onto the sunny  
southwest-facing deck with gas BBQ outlet  
perfect for evening relaxation or entertaining.  
You’ll also find a tile mudroom with main  
floor laundry, plus a convenient 2-piece  
powder room to round out the main level.  
Upstairs, the primary retreat is a highlight  
featuring a ceiling fan, walk-in closet, and a  
luxurious 5-piece ensuite with double sinks, a  
jetted soaker tub, and a separate shower with



subway tile surround. 2 additional good sized bedrooms and a full 4 pce bath complete this level.

The fully finished walkout basement offers a dedicated home theatre space, rough-in for a future bathroom, and loads of extra storage.

There is great potential here to convert the space to an income generating suite as well, subject to approval and permitting by the TOWN/municipality. A convenient commercial plaza is just steps away, offering a pharmacy, daycare, wine store, restaurant, medical offices, gym and more.

Outside, the landscaped and fenced backyard is ideal for families, pets, or gardening – with lots of sun thanks to the southwest exposure.

Bonus features include central A/C, an oversized double garage, and space to park three vehicles on the extended driveway.

With over 2,200 sq. ft. of developed living space on all levels, this home checks all the boxes – inside and out – and truly shows pride of ownership. Don't miss your chance to call this one yours. Book your viewing today!

Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257251    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,707       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14 Heritage View  |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0E4           |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized |
| # of Garages   | 2                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings                                                                                                                                 |
| Heating           | Forced Air, Natural Gas, Central                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                             |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 16                   |
| Zoning         | R-MX                 |

### Listing Details

Listing Office

TREC The Real Estate Company

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