

# \$540,000 - 23 Heritage Rise, Cochrane

MLS® #A2257954

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.07 Acres

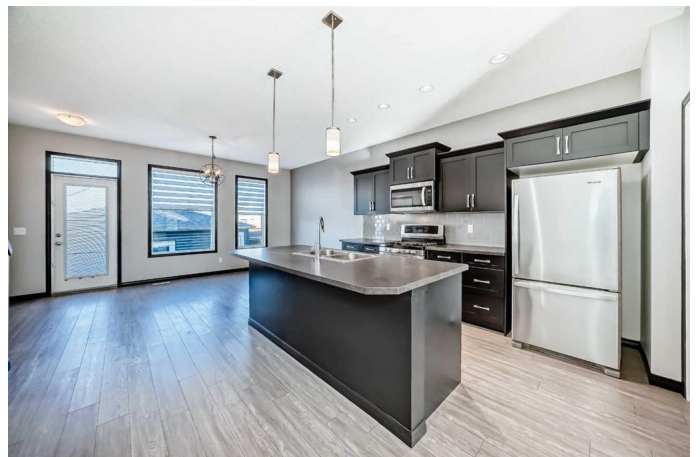
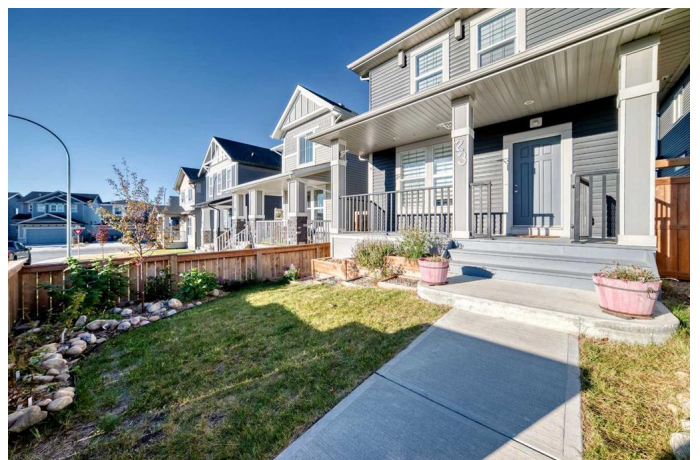
Heritage Hills., Cochrane, Alberta

Discover your perfect home in Cochrane with this exceptional detached house, nestled in the highly desirable Heritage Hills community. This charming residence is fully fenced at both the front and back, making it an ideal for families with children or pets. Located on a serene street, this home combines tranquility and convenience perfectly.

The inviting outdoor spaces include a delightful front porch on this east-facing home, perfect for enjoying your morning coffee while basking in the gentle morning sun. Upon entering, you'll be welcomed by an open-concept layout. To your right is a convenient front closet, and directly ahead is a half bathroom. The kitchen, boasts a gas range stove, a pantry, and ample cupboard space. Generous windows at both the front and back of the house ensure the main floor is bathed in natural light.

A set of wide stairs leads you to the spacious upper level. Here, you'll find a storage closet and an additional room perfect for storage or laundry. The primary bedroom features its own private bathroom, while two other bedrooms share a full bathroom. The versatile basement is unfinished and houses the washer and dryer.

At the rear of the property, the oversized 22x24-foot garage is insulated and features an overhead gas tube heater, and ventilation fans, perfect for any home workshop enthusiast. The yard is equipped with a sprinkler system to keep the lawn looking its



best.

Conveniently located just down the hill, you'll find a variety of amenities, including restaurants, a gym, and a daycare. Across the highway, there's a gas station, a Tim Hortons, and a police station. Living on Cochrane's west side provides easy access to the mountains for day trips while still enjoying the benefits of town living. Don't miss the opportunity to explore this remarkable home today—it's brimming with features to enhance your lifestyle!

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257954    |
| Price          | \$540,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,523       |
| Acres          | 0.07        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 23 Heritage Rise  |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2R4           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters                                                                        |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Central Air Conditioner, Gas Range, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | Central Air                                                                                              |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full                                                                                                     |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 50                   |
| Zoning         | R-MX                 |

### Listing Details

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

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