

\$519,999 - 24 Heritage Vista, Cochrane

MLS® #A2225056

\$519,999

4 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

****Open House Saturday Aug 2nd and Sunday Aug 3rd 12pm to 3:00pm ***** Welcome to 24 Heritage Vista – Style, Space & Serenity in Heritage Hills. Nestled in the heart of the scenic Heritage Hills community, this stunning end-unit row home offers the perfect balance of comfort, functionality, and modern style – all with no condo fees. With just under 1,400 sq ft of well-designed living space, this home features 4 bedrooms and 2.5 bathrooms, including a fully finished bedroom in the partially developed basement – perfect for guests, a home office, or a quiet retreat. The basement also features brand-new flooring, creating a warm, inviting space ideal for cozy movie nights or relaxed weekends. On the main floor, you’ll find a bright, open-concept layout filled with natural light – enhanced by the extra windows that only an end unit can offer. The spacious living area flows seamlessly into a modern kitchen and dining space, ideal for entertaining or everyday living. A large kitchen island offers ample prep space and seating, while sleek, modern appliances add both style and practicality. Upstairs, enjoy three comfortable bedrooms, including a generous primary suite complete with a soaker tub in the ensuite – your personal spot to unwind. Top-floor laundry adds everyday convenience. Additional upgrades include: Central air conditioning, Water softener, single attached garage for secure parking and ample storage



Outside, the southwest-facing backyard backs onto a tranquil ravine with beautiful mountain views. Whether you're sipping morning coffee or catching a sunset, this peaceful outdoor space feels like your own private retreat. Don't miss out – book your showing today!

Built in 2017

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2225056 |
| Price | \$519,999 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,396 |
| Acres | 0.06 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 24 Heritage Vista |
| Subdivision | Heritage Hills. |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2N6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub |
| Appliances | Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 67 |
| Zoning | R-MD |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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