

# \$600,000 - 243 Heritage Heights, Cochrane

MLS® #A2226657

**\$600,000**

4 Bedroom, 4.00 Bathroom, 1,566 sqft  
Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Welcome to 243 Heritage Heights, a beautifully designed 4-level split, three-bedroom, four-bathroom home that perfectly blends modern elegance with everyday comfort. Step inside to discover luxury vinyl plank and plush carpet flooring throughout, offering both style and durability. The bright and spacious kitchen features stainless steel appliances, sleek quartz countertops, and ample cabinetry for all your storage needs. The inviting living area boasts an electric fireplace, creating a warm and cozy atmosphere for relaxing or entertaining. This room overlooks the deck, back yard and green space to the north that is zoned for parks and recreation. The generously sized bedrooms upstairs provide plenty of space, with the primary suite offering a private ensuite and walk in closet. With a south-facing orientation, this home is bathed in natural light all day long, making every space feel open and airy. The stacked washer and dryer on the upper level is super convenient. The lower level has another bedroom, full washroom and family room with a walk-out to the back yard. Double attached garage holds two cars. Don't miss the chance to own this exceptional home, contact us today to book a showing! Seller is going to install a concrete patio on the walk-out basement and install new turf in the back yard.

Built in 2023



## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2226657                    |
| Price          | \$600,000                   |
| Bedrooms       | 4                           |
| Bathrooms      | 4.00                        |
| Full Baths     | 3                           |
| Half Baths     | 1                           |
| Square Footage | 1,566                       |
| Acres          | 0.06                        |
| Year Built     | 2023                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | Side by Side, 4 Level Split |
| Status         | Active                      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 243 Heritage Heights |
| Subdivision | Heritage Hills.      |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C3A7               |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Tankless Hot Water                                      |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room   |
| Has Basement      | Yes   |

|          |                          |
|----------|--------------------------|
| Basement | Finished, Full, Walk-Out |
|----------|--------------------------|

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot |
|-----------------|--|

|      |         |
|------|---------|
| Roof | Asphalt |
|------|---------|

|              |                     |
|--------------|---------------------|
| Construction | Stone, Vinyl Siding |
|--------------|---------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 1st, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 61 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-Mx |
|--------|------|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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