

# \$549,900 - 96 Heritage Heights, Cochrane

MLS® #A2238136

## \$549,900

3 Bedroom, 4.00 Bathroom, 1,639 sqft

Residential on 0.07 Acres

Heritage Hills., Cochrane, Alberta

Welcome to this beautiful detached 3-bedroom home in the highly desirable community of Heritage Hills, perfect for first time buyers or growing families! Featuring 9â€™™ ceilings, custom blinds, and a cozy gas fireplace with mantle, this home offers comfort and functionality throughout. Step into the open concept main floor with a spacious living and dining area, ideal for entertaining. The kitchen boasts granite countertops, stainless steel appliances, and plenty of extra storage to keep everything organized. Just off the kitchen, enjoy the expansive backyard deck, great for BBQs and summer gatherings. Upstairs, the primary suite offers a walk in closet and a 4-piece ensuite with a relaxing soaker tub. Two additional bedrooms each feature generous closet space, and a convenient upper level laundry area adds practicality. A second 4-piece bathroom completes this floor. The fully finished basement offers even more living space, perfect for a family room, home office, or rec area. Plus additional storage and a 2-piece bathroom. Located on a very quiet street, 96 Heritage Heights offers the perfect balance of peaceful living and convenient access to amenities. Just behind the home, construction is underway on the highly anticipated Horse Creek Sports Parkâ€™™Cochraneâ€™™s new multi-use sportsplex. This exciting addition to Heritage Hills will include walking paths, outdoor sports facilities, a community gathering space, and a future school site, all seamlessly integrated



into the community.

This well-appointed home is also within walking distance to nearby parks and only minutes from Downtown Cochrane’s shops, cafés, restaurants, schools, and recreation facilities. You’ll love the scenic walking paths along the Bow River, with Calgary and Canmore both less than an hour’s drive away.

Don’t miss your chance to own this thoughtfully located home in a growing and vibrant neighbourhood—book your private showing today!

Built in 2019

**Essential Information**

MLS® #	A2238136
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,639
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	96 Heritage Heights
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C2R4

### Amenities

Parking Spaces 2

Parking Parking Pad

### Interior

Interior Features Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Oven

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Other, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt

Construction Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 9th, 2025

Days on Market 54

Zoning R-MX

### Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.