

# \$499,900 - 32 Heritage Lane, Cochrane

MLS® #A2261936

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

MOUNTAIN VIEWS | SOUTH-FACING

BACKYARD | BACKING ONTO

GREENSPACE | END UNIT | NO CONDO

FEES. This stunning home combines a dream

location with modern luxury—just like new!

The bright, open-concept main level feels like

a show home, featuring a large quartz island,

full-length white cabinetry, sleek subway tile

backsplash, gold hardware, modern lighting,

stainless steel appliances, and a pantry.

Knockdown 9-ft ceilings, pot lights, and luxury

vinyl plank flooring add to the upscale feel. A

convenient main floor half bath completes the

space. Enjoy incredible views from every level

with no neighbours behind. The sun-drenched

living room offers direct access to the

south-facing backyard, backing onto

greenspace and pathways that weave

throughout the community. Added luxury of

motorized blinds on main floor and stairwell.

Upstairs, the primary retreat is a true

sanctuary with a walk-in closet, private balcony

overlooking Cochrane and the mountains, and

a spa-inspired 5-piece ensuite with dual quartz

vanity, glass shower, and deep soaker tub.

Two additional bedrooms share a full

bathroom (also with quartz countertops), and

the upper-level laundry closet adds everyday

convenience. The home also features a

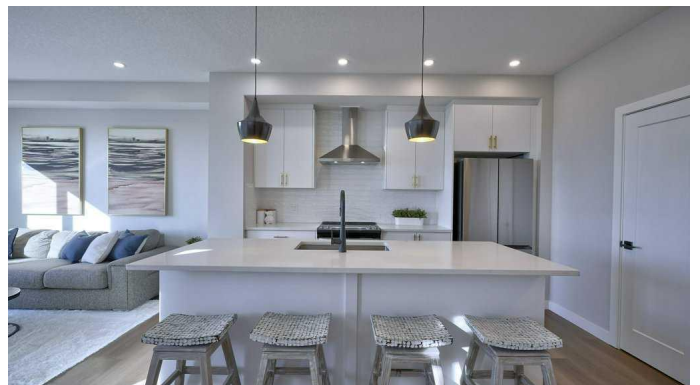
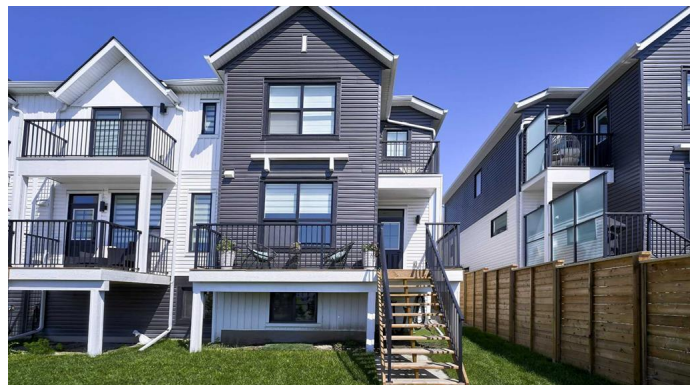
separate side entrance leading to an

undeveloped basement—perfect for storage

or future customization. With NO CONDO

FEES, mountain views, and a prime location

backing onto a park and greenspace, this



property offers the perfect blend of tranquility and modern design. OPEN HOUSE Sunday Oct 5th (noon-2 pm)

Built in 2022

### Essential Information

MLS® #	A2261936
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	32 Heritage Lane
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3A6

### Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2025
Days on Market	9
Zoning	R-MX

## Listing Details

Listing Office	Real Broker
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