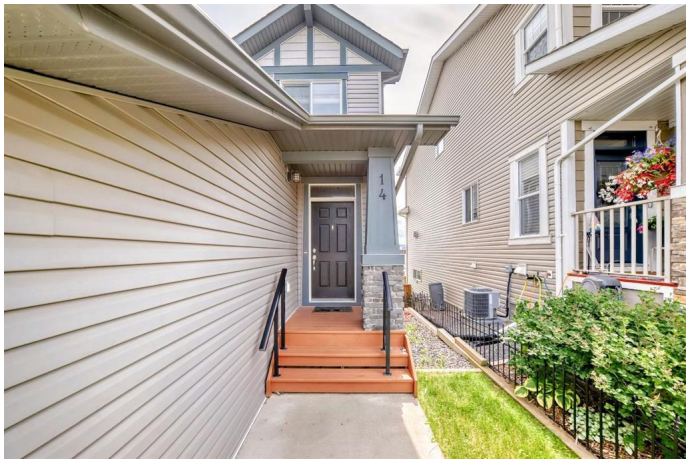
$599,900 - 14 Heritage View, Cochrane

MLS® #A2257251

$599,900
3 Bedroom, 3.00 Bathroom, 1,707 sqft
Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta



FULLY FINISHED | WALKOUT | VIEWS | QUIET STREET | CENTRAL A/C | OVERSIZED DBL GARAGE | QUICK POSSESSION - Check out this Heritage Hills Beauty â€“ a feature rich 2 storey walkout with Mountain Views in excellent, move-in condition!
Hereâ€™s your opportunity to own a lovingly maintained home in the desirable community of Heritage Hills â€” offering a walkout basement, mountain views, and a long list of upgraded features that truly set it apart.
Step inside and youâ€™ll appreciate the neutral color palette, knockdown ceilings, and a thoughtful layout that balances everyday comfort with style. The main floor features hardwood and tile flooring, a spacious tile entry, and a bright open-concept design with 9â€™ ceilings throughout.
The kitchen is a chefâ€™s dream â€” complete with a gas stove, island with eat-up bar, corner pantry, and OTR microwave â€” all overlooking the great room and escarpment to the west. Just off the kitchen is a spacious dining nook, which leads onto the sunny southwest-facing deck with gas BBQ outlet â€“ perfect for evening relaxation or entertaining.
Youâ€™ll also find a tile mudroom with main floor laundry, plus a convenient 2-piece powder room to round out the main level.
Upstairs, the primary retreat is a highlight â€“ featuring a ceiling fan, walk-in closet, and a luxurious 5-piece ensuite with double sinks, a jetted soaker tub, and a separate shower with

subway tile surround. 2 additional good sized bedrooms and a full 4 pce bath complete this level.
The fully finished walkout basement offers a dedicated home theatre space, rough-in for a future bathroom, and loads of extra storage. There is great potential here to convert the space to an income generating suite as well, subject to approval and permitting by the TOWN/municipality. A convenient commercial plaza is just steps away, offering a pharmacy, daycare, wine store, restaurant, medical offices, gym and more.
Outside, the landscaped and fenced backyard is ideal for families, pets, or gardening â€” with lots of sun thanks to the southwest exposure. Bonus features include central A/C, an oversized double garage, and space to park three vehicles on the extended driveway.
With over 2,200 sq. ft. of developed living space on all levels, this home checks all the boxes â€” inside and out â€” and truly shows pride of ownership. Donâ€™t miss your chance to call this one yours. Book your viewing today!

Built in 2009

Essential Information

MLS® #	A2257251
Price	$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,707
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active

Community Information

Address	14 Heritage View
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0E4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Days on Market	1
Zoning	R-MX

Listing Details

Listing Office TREC The Real Estate Company

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