

## 215 Heritage Heights Cochrane, Alberta

**MLS # A2214493**



**\$599,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Basement Refrigerator.		

NO NEIGHBORS BEHIND - BACKING ONTO PROPOSED PARKS & RECREATION AREA - STUNNING MOUNTAIN VIEWS - OVER 2,200 SF - FULLY FINISHED WALKOUT - DOUBLE ATTACHED GARAGE. Experience elevated living in this meticulously crafted modern semi detached home, backing onto proposed park & recreation space offering over 2,200 sq ft of beautifully developed living space, stunning mountain views, walk-out finished basement, 3 spacious bedrooms, 3 bathrooms, and striking 9-foot ceilings throughout. With architectural details that balance sophistication and function, this home delivers comfort, style, and unbeatable value. As you step inside, you're welcomed by a bright, open-concept main floor—ideal for both daily life and entertaining. The chef-inspired kitchen is a true centerpiece, featuring elegant quartz countertops, stainless steel appliances, a gas range, and a generous central island perfect for prepping, dining, and gathering. The adjacent living room is anchored by a beautiful electric fireplace and is bathed in natural light thanks to oversized windows that frame unobstructed views of the mountains and open plains. Step out onto the private back deck to spectacular mountain views to the west and open fields to the north, perfect for BBQs or quiet evenings soaking in the scenery. Upstairs, the home continues to impress with a stunning bonus room showcasing soaring ceilings and custom-built-in cabinetry—perfect as a home office, lounge, or creative space. The expansive primary suite offers a tranquil retreat, complete with a sleek 3-piece ensuite and a large walk-in closet. Two additional well-sized bedrooms and a full bathroom offer comfort and flexibility for family or guests. The fully developed walkout basement adds incredible versatility to this home, with large windows, a stylish wet bar with a full size fridge, and

custom cabinetry, it's the ideal space for a home theater, guest suite, or secondary living area. The walkout design opens to a private grade-level concrete patio and fully fenced yard. A large furnace/storage room offers additional practicality, with the option of adding a bathroom with rough in plumbing. Location is key, heritage hills offer an abundance of green space walking/bike paths and close proximity to schools, parks and all amenities with easy access to highway 1A leading you to the mountains in less than an hour. You're going to love this home, perfectly blending modern elegance with functional design and breathtaking views, this home is ready to impress. Book your viewing today!