

24 Heritage Vista Cochrane, Alberta

MLS # A2225056



\$524,999

Division:	Heritage Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,396 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: Dishwasher (Samsung), Entrance Way Hooks and Wire Racking, Corner Shelf in Front Hall Way, Curtain Rods and Curtains (as is), Blinds, BBQ on Back Patio, 3 White Floating Shelves in Ensuite Bathroom,

****Open House - Saturday June 21st and Sunday June 22nd 12pm to 3:00pm ***** Welcome to 24 Heritage Vista - Nestled in the heart of the scenic Heritage Hills community, this stunning end-unit row home offers the perfect balance of comfort, style, and functionality, with NO condo fees to worry about. Offering just under 1,400 sq ft of thoughtfully designed living space, this home features four bedrooms and 2.5 bathrooms, including a finished bedroom in the partially developed basement - an ideal space for guests, a home office, or a quiet retreat. The basement also features brand-new flooring in the rec room, adding a warm, inviting feel - perfect for cozy movie nights or relaxed weekends at home. The main floor welcomes you with an open-concept layout full of natural light, enhanced by the extra windows you get with an end unit. The bright and spacious living area flows effortlessly into the modern kitchen and dining space - ideal for entertaining or simply enjoying time with family. The kitchen island offers ample prep space and seating, while sleek appliances blend style and function for today's busy lifestyle. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite complete with a relaxing soaker tub in the ensuite - the perfect way to unwind at the end of the day. Convenient top-floor laundry adds to the smart design of this home. With a roughed-in bathroom already in place, the basement is ready for your finishing touch - whether you're envisioning a playroom, home gym, or additional living space. Additional modern upgrades include central air conditioning, energy-efficient LED lighting, and a water softener. A single attached garage provides secure parking and extra storage. And the best part? The southwest-facing backyard backs onto a tranquil ravine with beautiful mountain views. Whether

it’s sipping coffee on the patio or enjoying a quiet sunset, this outdoor space feels like your own private getaway. This home is a must-see -perfect for first-time buyers, young families, or investors. Don’t wait, book your showing today!