

# \$668,000 - 76 Heritage Hill, Cochrane

MLS® #A2206645

## \$668,000

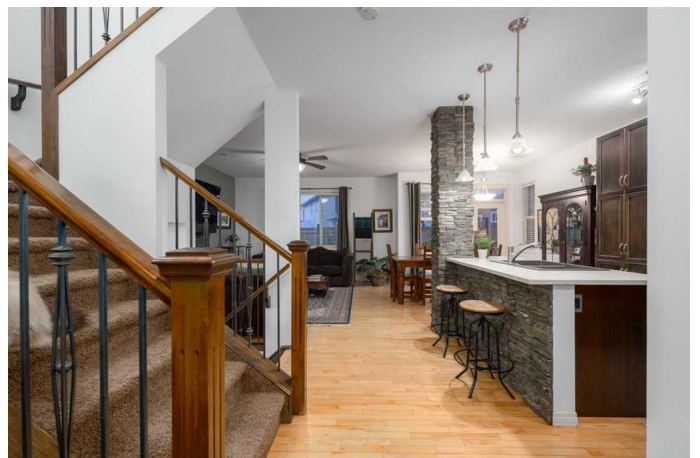
4 Bedroom, 4.00 Bathroom, 1,862 sqft  
Residential on 0.12 Acres

Heritage Hills., Cochrane, Alberta

Situated in the scenic community of Heritage Hills, this 4 bedroom, 3.5 bathroom home is a perfect fusion of comfort and practicality. Boasting over 2,500 sq. ft. of well-appointed living space, a fully finished basement, and a thoughtfully designed backyard with gas BBQ hookup, this home is ideal for those who appreciate both indoor refinement and outdoor tranquility.

The main floor welcomes you with soaring 9'™ ceilings and an abundance of natural light that enhances the home's airy ambiance. The spacious living area invites relaxation, while the dining space seamlessly connects to the backyard, making entertaining effortless. The kitchen is a showpiece, featuring sleek granite countertops, high-end stainless steel appliances, a pantry, and an oversized island with seating, perfect for casual gatherings. Custom cabinetry with soft-close functionality provides ample storage while adding a touch of sophistication.

Ascending to the upper level, a versatile bonus room offers endless possibilities—a cozy lounge, a playroom, or a stylish home office. The primary suite is a private sanctuary, complete with a walk-in closet and a luxurious ensuite showcasing a deep soaking tub, dual vanities with updated lighting, and a glass-enclosed shower. Two additional well-sized bedrooms, a full bathroom, and a convenient upstairs laundry room enhance the



homeâ€™s practical appeal.

The finished basement extends the homeâ€™s livability, offering a comfortable guest retreat with a fourth bedroom, a full bathroom, and a cozy recreation space, ideal for movie nights or a fitness area.

Step outside to an expansive, sun-drenched SW-facing backyard, designed for both relaxation and recreation. The huge newly painted deck with privacy wall and raised patio, provides the perfect setting for dining, while the dedicated dog run ensures a secure space for pets. A lush garden area allows you to cultivate your favorite flowers, raspberries or fresh produce, creating a backyard retreat that feels both functional and serene. Enjoy a double attached garage with loads of storage, shelving and a built-in workbench.

Situated in a peaceful street with quick access to parks, walking trails, and Cochraneâ€™s many amenities, this home is a rare gem. With its well-crafted design, intelligent layout, and inviting outdoor spaces this home is a true standout.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206645    |
| Price          | \$668,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,862       |
| Acres          | 0.12        |
| Year Built     | 2009        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 76 Heritage Hill  |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0L4           |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Front Drive |
| # of Garages   | 2                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Stone   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Dog Run                     |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Treed, Views |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Vinyl Siding, Wood Frame, Cedar            |
| Foundation        | Poured Concrete                                   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 28th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 35   |
| Zoning         | R-LD |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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