

# \$589,900 - 138 Heritage Drive, Cochrane

MLS® #A2190515

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,709 sqft

Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

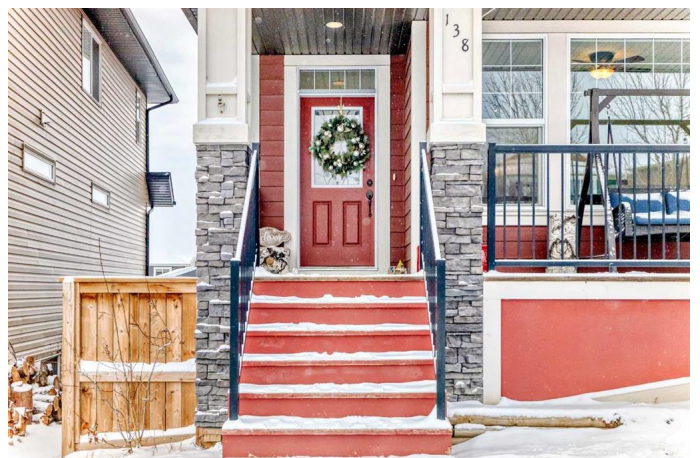
Welcome to 138 Heritage Drive—a charming home that seamlessly blends country appeal with modern conveniences in the desirable Heritage Hills community of Cochrane. This bright residence offers 4 bedrooms and 3.5 bathrooms, providing ample space for comfortable family living.

Inside, the main level features light flooring and an inviting atmosphere, complemented by a well-appointed kitchen with stainless steel appliances, granite countertops, and an induction stove. A convenient half bath adds to the ease of daily living.

Upstairs, you'll find three spacious bedrooms—including a vaulted primary bedroom with a private ensuite complete with a soaking tub and generous walk-in closet—and two additional bedrooms for the kids. A dedicated 4-piece bathroom serves the additional bedrooms, and the upstairs also includes a separate laundry room for added convenience.

The walkout basement expands your living space further with an elevated subfloor that maintains warmth year-round. This versatile area also features an extra bedroom, ideal for a guest room, home office, or accommodating an expanding family.

Outside, enjoy stunning mountain views and a west-facing backyard perfect for enjoying vibrant sunsets. Located near Ghost Lake and the mountains, the property offers easy access to outdoor activities such as hiking, skiing, snowboarding, and lake-based recreation.



138 Heritage Drive is a wonderful family home with endless potential. Schedule your viewing today and explore all the possibilities this property has to offer!

Built in 2015

### Essential Information

MLS® #	A2190515
Price	\$589,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,709
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	138 Heritage Drive
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Stove,

	Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting, Sloped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	76
Zoning	R-LD

### **Listing Details**

Listing Office	Veritas Realty
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.