

\$700,000 - 40 Heritage Hill, Cochrane

MLS® #A2267329

\$700,000

3 Bedroom, 3.00 Bathroom, 1,823 sqft

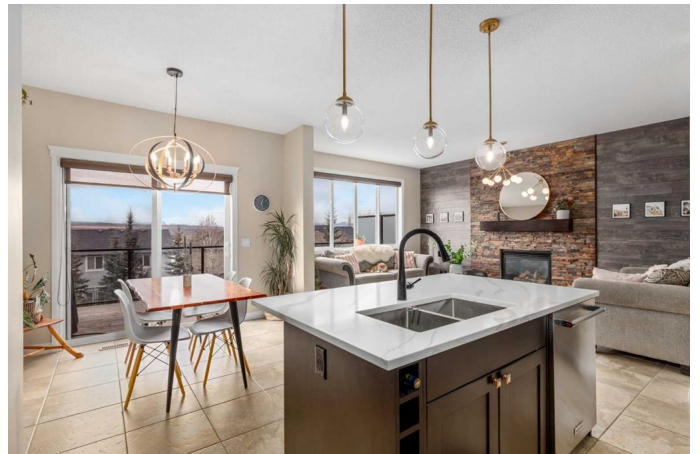
Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

PANORAMIC MOUNTAIN VIEWS/A/C/FULLY DEVELOPED/WALKOUT BASEMENT/NO REAR NEIGHBOURS/BACKING ONTO TRAIL/NEW KITCHEN IN 2022 - Wake up every morning to breathtaking, unobstructed mountain views in this beautifully designed fully developed walkout home offering nearly 2,500 sq.ft. of well-designed living space that's perfect for families and entertaining. Positioned with no neighbours behind and backing directly onto a peaceful walking trail, this home offers both privacy and incredible scenery. With mature trees, shrubs, and a bright south-facing backyard, it's the perfect setting to enjoy sunshine and views all year long.

Inside, you're greeted by a bright open-concept main floor thoughtfully designed to maximize natural light and capture those stunning mountain views from every angle. The spacious living area features a cozy stone gas fireplace that creates the perfect focal point for family gatherings or quiet evenings at home. The renovated 2022 kitchen is both stylish and functional, featuring white quartz countertops, new cabinetry, and a seamless flow into the dining area, ideal for entertaining. Step through the patio doors to your large elevated deck with glass railings and a gas BBQ line, where you can unwind and take in sunsets over the Rockies.

Upstairs, you'll find a versatile bonus room with a built-in Murphy bed, perfect as a guest space, theatre, home office, or play area. The



primary retreat is a true highlight, offering panoramic mountain views, a 5-piece ensuite with a jetted tub, and a spacious walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, providing plenty of space for family or guests.

The fully developed walkout basement expands your living space with a large open rec room, an electric fireplace, and a full bathroom, providing flexibility for movie nights, workouts, or a guest suite setup. Walk directly out to your private landscaped backyard with gate access to the trail, making it easy to enjoy evening walks or morning runs right from your door.

The double attached garage is a showstopper in itself, beautifully finished with epoxy flooring and built-in cabinetry, creating the ultimate workshop, hobby space, or man cave.

This home's location is second to none, within walking distance to parks, green spaces and close to restaurants, gas stations, and everyday conveniences. With quick access to Highway 1A, weekend getaways to the mountains or Ghost Lake are just minutes away.

Bright, inviting, and move-in ready, this home truly checks every box with incredible mountain views, a functional floor plan, a fully developed walkout basement, and a sun-drenched south backyard. Don't miss your chance to experience it in person.

Schedule your private showing today because this one won't last long!

Built in 2010

Essential Information

MLS® #	A2267329
Price	\$700,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,823
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Heritage Hill
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0I4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Dog Run
Lot Description	Back Yard, Few Trees, Gentle Sloping, Landscaped, Lawn, No

	Neighbours Behind, Dog Run Fenced In, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	4
Zoning	R-LD

Listing Details

Listing Office	Coldwell Banker United
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