

# \$775,000 - 34 Heritage View, Cochrane

MLS® #A2218296

**\$775,000**

5 Bedroom, 4.00 Bathroom, 1,962 sqft  
Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

**\*\* OPEN HOUSE: Saturday, May 24th  
2:30-4:30pm \*\*** Welcome to your dream home!

Nestled in a quiet, family-friendly neighbourhood, this beautifully upgraded detached home offers the perfect blend of comfort, luxury, and functionality. Featuring 4 spacious bedrooms upstairs, a double front-attached garage, and a 1-bedroom legal walkout basement suite, this home is ideal for growing families or those seeking rental income potential.

Step inside to find heated floors in both the kitchen and primary ensuite, adding a touch of everyday luxury. The upgraded kitchen is a chef's delight, complete with a gas stove, sleek cabinetry, and premium finishes throughout.

Enjoy outdoor living at its finest in the southwest-facing backyard, where you'll be treated to breathtaking mountain views and spectacular sunsets. The low-maintenance yard is perfect for busy lifestyles—just relax and take in the scenery.

The legal walkout basement suite offers a private entrance, full kitchen, and spacious bedroom—perfect for guests, in-laws, or added rental income.

Don't miss this rare opportunity to own a versatile, move-in ready home with every feature you've been looking for!

Built in 2015

## Essential Information



MLS® #	A2218296
Price	\$775,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,962
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	34 Heritage View
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0G4

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full, Suite, Walk-Out

**Exterior**

Exterior Features      Other

Lot Description        Back Yard, Gentle Sloping, Landscaped, Low Maintenance Landscape, Rectangular Lot, Views

Roof                      Asphalt Shingle

Construction          Stone, Vinyl Siding, Wood Frame, Wood Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed             May 6th, 2025

Days on Market        14

Zoning                  R-MX

**Listing Details**

Listing Office           eXp 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.