# \$735,000 - 167 Heritage Court, Cochrane

MLS® #A2226114

# \$735,000

3 Bedroom, 3.00 Bathroom, 1,954 sqft Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

Brand new home built by Homes by Fifty Six, located in Heritage Hills of Cochrane. This home is loaded with upgrades & features which include: quartz, LVP, Tile, electric Fireplace, oversized garage, wrought iron railings, lots of windows allowing lots of natural lighting, 9' ceilings main & lower, walk through pantry, south facing yard, back lane & much more. The main floor features a den, 2c bath, spacious great room with fireplace & a good size kitchen that offers an island, walk through pantry & breakfast nook that has access to the yard. The upper floor features a bonus room, 4pc bath, laundry & 3 good size bedrooms. The primary bedroom offers a walk in closet & full ensuite. The lower level is awaiting your ideas. Heritage Hills offers a blend of small-town charm and modern amenities. Residents enjoy access to parks, green spaces, and local conveniences such as Mountain Ridge Plaza, which hosts services like a pharmacy, fitness center, and dining options. The community is served by designated schools including Glenbow Elementary, Mitford School, and Bow Valley High School. With its tranquil atmosphere and proximity to both Calgary and outdoor recreational areas, Heritage Hills is an attractive choice for families and individuals seeking a balanced lifestyle. Fifty6 is devoted to the craft of legendary home-building. With a heritage dating back to 1956, building on the past and bringing a modern perspective to homebuilding and design. Click on link to view







#### Built in 2025

### **Essential Information**

MLS® # A2226114 Price \$735,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,954 Acres 0.09 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 167 Heritage Court

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2N4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Quartz Counters,

See Remarks

Appliances Microwave Hood Fan
Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Back Lane

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 30th, 2025

Days on Market 17
Zoning R-1

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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