



**27 Heritage Rise  
Cochrane, Alberta**

**MLS # A2307486**



**\$499,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Shed

Welcome to this beautifully upgraded and lovingly maintained 1655 sq.ft., 3-bedroom detached home in the heart of Heritage Hills—offering a thoughtful layout, comfortable living spaces, and everyday functionality in a quiet, family-friendly setting. The main floor is designed for both practicality and flow, featuring an open-concept layout with generous natural light throughout. The kitchen provides ample counter space, cabinetry, and storage, seamlessly connecting to the dining area and inviting living room, where a gas fireplace creates a warm and comfortable focal point. A convenient main-floor office or flex room offers excellent versatility—ideal for working from home, a playroom, or a quiet retreat—along with a well-placed powder room and front entry. Upstairs, you’ll find three well-sized bedrooms, including an over-sized primary suite complete with a private 3-piece ensuite and walk-in closet. Two additional bedrooms with walk-in closets and a full 4-piece bathroom provide comfortable accommodations for family or guests. Full-sized laundry room with built-in wall storage completes this ultra-functional level. The basement remains unfinished, offering a clean slate for future development to suit your needs complete with roughed-in future bath and oversized window. Outside, the property continues to reflect pride of ownership, with a well-kept yard and outdoor space to enjoy throughout the seasons. Other notable features include: AC, triple parking pad at back with alley access, fully fenced maintenance free backyard. Located in a growing and convenient community, you’re just minutes from parks, pathways, schools, and local amenities, with easy access in and out of Cochrane and toward the mountains. A solid, move-in ready home offering comfort, flexibility, and long-term value in a great location.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX House of Real Estate. Information is believed to be reliable but not guaranteed.