



**4 Heritage Terrace
Cochrane, Alberta**

MLS # A2313261



\$650,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Heritage Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,083 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Ya | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Blinds, Door Bell camera | | |

This is the kind of home where life simply feels easier. Mornings begin with sunlight pouring through oversized windows, coffee at the breakfast bar, and quiet views of the greenspace just beyond the backyard fence. Evenings are spent gathered around the fireplace, hosting friends in the open-concept main floor, or enjoying summer dinners on the private back deck with southern exposure, while kids and pets play safely in the expansive corner-lot yard. Perfectly positioned in the family-friendly community of Heritage Hills in Cochrane, this beautifully maintained two-storey home offers over 2,082 sq ft above grade with room to grow thanks to the unfinished basement ready for your future vision. Backing onto greenspace and sitting on a desirable corner lot, the property offers a rare combination of privacy, natural light, and outdoor space that is hard to find. Step inside to a bright and welcoming layout designed for both everyday living and entertaining. The heart of the home is the stunning kitchen featuring stainless steel appliances, modern cabinetry, a large breakfast bar, and seamless flow into the dining and living areas. Large windows frame the space beautifully while the cozy fireplace creates a warm focal point for family nights and quiet evenings in. Sliding doors off the dining area lead directly to the private deck and fully fenced backyard, creating an effortless indoor-outdoor connection. The main floor also offers exceptional functionality with a dedicated den perfect for a home office or study space, a convenient laundry room, and a two-piece powder room thoughtfully tucked away for guests. Upstairs, the home continues to impress with a spacious bonus room ideal for movie nights, a playroom, or a second family lounge. Three generous bedrooms provide comfortable space for the whole family, including the bright and relaxing primary retreat

complete with a large walk-in closet and a beautifully appointed ensuite featuring dual vanities, a large glass shower, and a deep soaker tub perfect for unwinding at the end of the day. Located in the sought-after community of Heritage Hills, residents enjoy scenic walking paths and parks, and quick access to both Calgary and the Rocky Mountains. Cochrane's charming downtown, local coffee shops, schools, restaurants, recreation facilities, and endless outdoor amenities are all just minutes away, making this a community where families can truly put down roots and enjoy the lifestyle Cochrane is known for.