



**179 Heritage Heights
Cochrane, Alberta**

MLS # A2322955



\$605,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,565 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	TV Brackets, Shed, Awning		

Beautifully maintained semi-detached home offering nearly 2,100 sq. ft. of developed living space - you’d swear this was a new home. Thoughtfully designed with an elegant open concept floor plan, this stunning home is filled with natural light and features extensive TRIPLE PANE WINDOW UPGRADES THROUGHOUT (excluding window stairwell and two front bedrooms windows). The stylish white kitchen is sure to impress with ceiling height cabinetry, quartz countertops, a large walk-in pantry with custom built-in shelving and high end stainless steel appliances including a gas stove. Just off the kitchen, the functional mudroom offers a newer built-in coffee bar/workstation, additional storage, closet space and a new garden door leading outside. Recent upgrades include beautiful engineered hardwood flooring installed in 2024, new carpeting in 2025 and exterior fully painted in 2026. Upstairs, a central bonus room creates ideal separation between the secondary bedrooms and the spacious primary retreat with a generous walk-in closet and a relaxing ensuite. Convenient upper floor laundry adds to the home’s well planned design. The PROFESSIONALLY DEVELOPED BASEMENT provides additional living space with a large yet cozy family room and a convenient 2 piece bathroom. Step outside to the sun filled west facing backyard, a true private zen retreat. Enjoy mountain views from the maintenance free deck featuring a PREMIUM AUTOMATIC CANOPY that closes when wind speeds become too high. The yard is beautifully landscaped with artificial turf, decorative features, and a poured concrete walkway extending from the front to the back of the property. Meticulously cared for and ALMOST COMPLETELY MAINTENANCE FREE, this exceptional home offers pride of ownership throughout and is truly move in ready.