



175 Heritage Court  
Cochrane, Alberta

MLS # A2325602



**\$639,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,823 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s)		

**Inclusions:** N/A

One of the last remaining opportunities to own a brand-new home in the established community of Heritage Hills, this thoughtfully designed home offers the perfect blend of style, comfort, and functionality. Enjoy a desirable south-facing backyard, perfect for relaxing and entertaining. Inside, the open-concept main floor seamlessly connects the kitchen, dining area, and great room, where a stylish fireplace creates an inviting focal point for everyday living and entertaining. The double attached garage adds everyday convenience, while the 9' foundation and separate side entrance provide excellent potential for future basement development. Upstairs, you'll find a bonus room, convenient upper-floor laundry, and a spacious primary retreat featuring a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. One of the final opportunities to own a new home in Heritage Hills, this home offers exceptional value in of Cochrane's most established communities. Photos are representative.