



GRASSROOTS
REALTY GROUP

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**256 Heritage Heights
Cochrane, Alberta**

MLS # A2338398



\$549,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,500 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: n/a

Welcome to Heritage Heights in Cochrane, where modern living, a family-friendly community and the beauty of the foothills come together. Built in 2023 and still covered by Alberta New Home Warranty, this bright and beautifully finished 1,500 sq. ft. two-storey walkout semi-detached home offers 3 bedrooms, 2.5 bathrooms, a bonus room and a double attached garage. The open-concept main floor is designed for everyday family living and entertaining, with durable laminate flooring throughout and an abundance of natural light from the home's desirable south-facing backyard. The contemporary kitchen features quartz countertops, stainless steel appliances, a gas stove and breakfast bar, complemented by striking two-tone cabinetry with sleek black lower cabinets, crisp white uppers and a clean white backsplash. The adjoining dining area opens directly onto the south-facing deck, while the living room is anchored by a modern electric fireplace. Upstairs you'll find three bedrooms plus a versatile bonus room—ideal as a kids' play area, TV room or home office. The primary bedroom includes its own ensuite, while an additional full bathroom serves the secondary bedrooms. Downstairs, the unfinished walkout basement offers excellent potential to create additional living space tailored to your family's needs. Step directly outside to the fully fenced and landscaped south-facing backyard—a great space for children, pets, summer BBQs and enjoying Cochrane's sunny afternoons. Heritage Hills is a growing northwest Cochrane community featuring parks, playgrounds, paved pathways and green spaces, along with convenient neighbourhood services. Families will appreciate access to Cochrane's schools, extensive pathway network and recreation opportunities, including the SLS Centre with swimming, skating, fitness and year-round programs. Adding

to the area's future appeal, the planned Horse Creek Sports Park and future high-school site are located immediately north of Heritage Hills.