# \$755,499 - 63 Heritage Court, Cochrane

MLS® #A2257011

# \$755,499

4 Bedroom, 4.00 Bathroom, 2,118 sqft Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

Welcome to your dream home in the sought-after community of Heritage Hills, Cochrane! This beautiful front double attached garage residence blends style, comfort, and functionality, all while offering the perfect backdrop of mountain living.

Set on a quiet street and oversized lot this home provides easy access to walking paths and parks, and is conveniently close to all of Heritage Hills amenities including Child Care Centres, Restaurants, convenience stores, and gym facilites. Looking ahead, residents will enjoy the Future Horse Creek Sports Park and Future Heritage High School—making this a community designed for both today and tomorrow.

Inside, the open-concept main floor boasts a bright and spacious layout, perfect for entertaining or everyday living. The kitchen features a large island and flows seamlessly into the dining and living areas. Upstairs, you'II find a generous bonus room, along with a relaxing primary suite complete with a walk-in closet and spa-inspired ensuite. A standout feature of this home is the solar panel system, which the current owners have found to be highly economicalâ€"covering their electricity needs from April through October and offering significant savings.

Beyond the home itself, the location is unmatched: just a quick 40-minute drive to the mountains and 30 minutes to Calgary, combining urban convenience with outdoor adventure.







Come home to Heritage Hills, where comfort, efficiency, and lifestyle meet. Book your showing today and experience all this incredible property has to offer!

#### Built in 2019

## **Essential Information**

MLS® # A2257011 Price \$755,499

Bedrooms 4
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,118
Acres 0.11
Year Built 2019

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 63 Heritage Court

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2N5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Oven

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 14th, 2025

Days on Market 50

Zoning R-MX

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.