

\$575,000 - 36 Heritage Lane, Cochrane

MLS® #A2257296

\$575,000

4 Bedroom, 4.00 Bathroom, 1,440 sqft
Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Welcome to this true 10/10 meticulously maintained fully finished home with an amazing location, rocking MOUNTAIN VIEWS with a SUNNY SOUTH facing yard that backs GREEN SPACE with a custom built pergola and a professionally designed/constructed backyard with dozens of strategically placed plants making this by far the best backyard oasis on the street! This is not your cookie cutter home, this home is truly one of a kind with incredible upgrades throughout. The bright main level layout feels like a luxury show home with a quartz island, quartz countertops, full length white cabinetry, modern light fixtures, stainless steel appliance package, sleek subway tile backsplash, pantry, bright pot lights, AIR CONDITIONING, luxury vinyl plank flooring, half bath, recently installed alarm system, knockdown 9 ft ceilings, gold kitchen hardware and a sunny OPEN CONCEPT layout that seamlessly ties the main floor together to feel like home. Step into the perfectly manicured south facing backyard with recently installed privacy glass plus added privacy by being on green space versus backing directly into a "fishbowl" of rear neighbours and the well thought out professionally landscaped backyard features a custom built pergola sitting area with a watering system mister and dozens of different types of native plants strategically placed and planted- these are some major upgrades! The upper level greets you with the well laid out primary bedroom retreat that hosts a walk-in



closet, a private balcony (with upgraded privacy glass) that offers spectacular views of Cochrane/ the mountains and a 5 piece ensuite bathroom with a dual sink quartz vanity, shower and a deep soaker tub. The spacious 2nd and 3rd bedrooms upstairs are conveniently located next to the 2nd full bathroom (also with a quartz countertop) which is adjacent to the upstairs laundry closet. The BUILDER FINISHED BASEMENT has a SEPARATE SIDE ENTRANCE and hosts a family room, another bedroom and a beautifully finished bathroom including a quartz countertop, tiled shower and tiled flooring that matches the rest of the home perfectly. This home is like-new, it has been professionally cleaned every two weeks since it has been lived in and is the definition of pride of home ownership. Don't lift a finger because this highly upgraded home with an amazing location is ready for its next owner and this property shows even better in person - come see for yourself!

Built in 2022

Essential Information

MLS® #	A2257296
Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,440
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	36 Heritage Lane
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3A6

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, Playground, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Private, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	1
Zoning	R-MX

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.