

# \$799,900 - 11 Heritage Heights, Cochrane

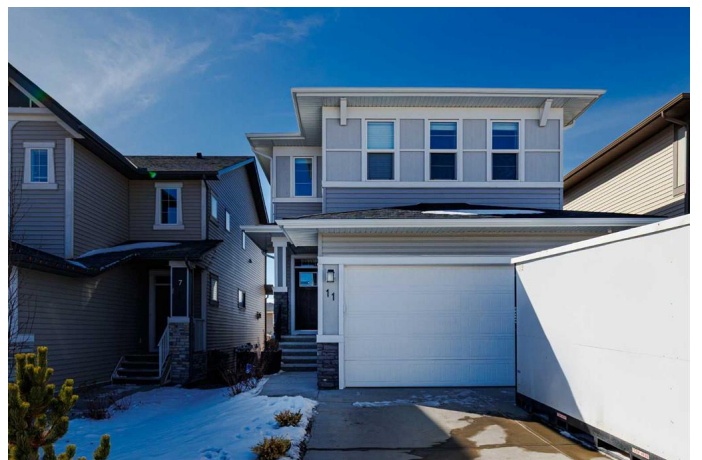
MLS® #A2204332

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,215 sqft  
Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

Nestled in the charming community of Heritage Hills in Cochrane, directly across from a serene park, this well-maintained home offers the perfect blend of comfort, style, and functionality. From the moment you arrive, itâ€™s clear this property has been lovingly cared for and thoughtfully upgraded for modern livingâ€”including central air conditioning for year-round comfort and two reverse osmosis systems. Step inside to a spacious and open main floor, where the heart of the homeâ€”the kitchenâ€”shines with sleek quartz countertops, stainless steel appliances, and a gas cooktop. The large island with breakfast bar seating is ideal for casual meals, while the corner pantry provides ample storage. A secondary refrigerator and pantry provides additional space at your fingertips! Adjacent to the kitchen, the bright and airy eating nook opens directly onto a large, South-facing deckâ€”perfect for entertaining or soaking up the sun. The deck itself is a backyard retreat, complete with a charming pergola and steps leading down to a well-kept yard with two moveable sheds for flexible storage. Stepping back inside, the living room offers warmth and comfort with a cozy fireplace accented by a wooden mantle, all seamlessly connected to the kitchen and dining areas for easy everyday living. A 2pc powder room completes this main level. Upstairs, the primary suite is a true sanctuary featuring a spa-inspired 5-piece ensuite with dual vanities, a luxurious soaking tub,



stand-alone shower, private water closet, and a walk-in closet with custom built-ins. Two additional bedrooms, each with walk-in closets, share access to another 5-piece bathroom. A versatile upper-level den offers space for a home office, playroom, or even a fourth bedroom. The convenience of an upper-level laundry room adds everyday ease. The fully developed walkout basement is a standout, featuring a large family room with custom built-ins, a wet bar for entertaining, a comfortable bedroom, and a 3-piece bath. With its own additional washer and dryer, this level is perfect for guests or extended family. This home combines elegant design, practical features, and a great location across the street from a park and green space!

Built in 2018

### **Essential Information**

MLS® #	A2204332
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,215
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	11 Heritage Heights
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County

Province Alberta  
Postal Code T4C 2R4

### Amenities

Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar  
Appliances Built-In Gas Range, Dishwasher, Dryer, Microwave, Oven, Range Hood, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Other  
Lot Description Back Yard, Few Trees, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 21st, 2025  
Days on Market 15  
Zoning R-MX

### Listing Details

Listing Office RE/MAX First

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