# \$599,900 - 240 Heritage Bay, Cochrane

MLS® #A2229203

# \$599,900

3 Bedroom, 3.00 Bathroom, 1,857 sqft Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

Welcome to Heritage Hills in Cochrane! Perched atop of the hill, on the west side of town, Heritage Hills offers a perfect blend of views, a family-friendly atmosphere, and amenities including a dental office, liquor store, pharmacy, Pizza 73 Aama Nepalese Cuisine, Anytime Fitness, and a daycare. In a neighborhood with parks, pathways, community gardens, and a strong sense of community spirit, Heritage Hills is an amazing place to call home. Step into your home located in a quiet cul de sac, on a large pie shaped lot, backing the park & path! The main floor welcomes you with a spacious entry and expansive windows spanning the living room complete with a gas fireplace. The open kitchen is complete with granite countertops, a large pantry and raised eating bar. Just off the kitchen is your dining room complete with quick access to your amazing pie shaped backyard, with privacy and incredible potential for gardening and the space you've been looking for. The main floor is complete with a powder room, garage entrance and a well-sized main floor laundry. Upstairs a welcoming bonus room is located at the front of the home with gorgeous SW exposure, natural light and views. The primary bedroom is spacious with a walk in closet and 5 piece ensuite including a shower, soaker tub and large vanity. Completing the second floor are two additional bedrooms and a large full bath. The perfect family home! If you're looking for a quiet street, with amazing privacy in a







great Cochrane community, this is it! Call your Realtor to book your showing today!

#### Built in 2009

## **Essential Information**

MLS® # A2229203 Price \$599,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,857 Acres 0.10 Year Built 2009

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 240 Heritage Bay

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0L5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating High Efficiency, Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Cul-De-Sac, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 9th, 2025

Days on Market 7

Zoning R-LD

# **Listing Details**

Listing Office Real Broker

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