

\$559,900 - 19 Heritage Rise, Cochrane

MLS® #A2225033

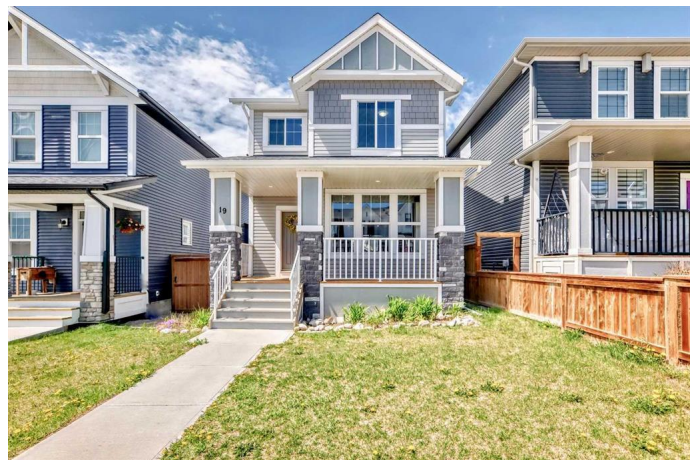
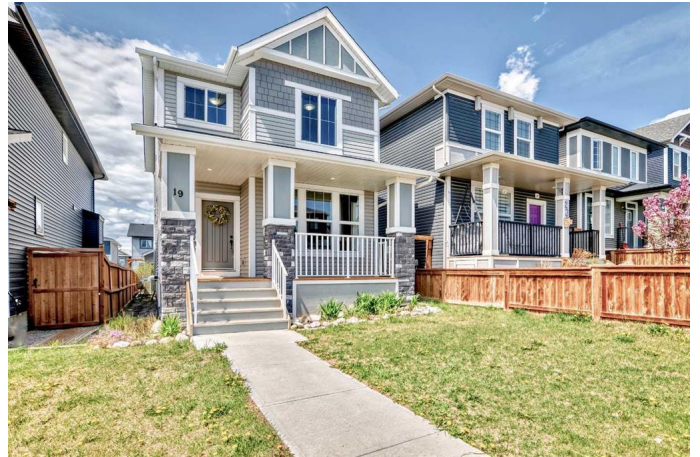
\$559,900

3 Bedroom, 3.00 Bathroom, 1,630 sqft

Residential on 0.07 Acres

Heritage Hills., Cochrane, Alberta

Welcome to 19 Heritage Rise—bright, thoughtfully designed, and ready to call home. This 3-bedroom plus den, 2.5-bathroom detached residence offers over 1,600 square feet of refined living space, a double garage, and all the considered touches that make everyday life feel effortless. Set in Cochrane's scenic Heritage Hills, the home offers space to grow, room to breathe, and views you'll never outgrow. Step inside to a foyer with double closets—a small but impactful feature that hints at the intuitive layout to come. A graceful staircase anchors the space, opening into a sun-filled main level where living, dining, and kitchen areas flow in harmony. The kitchen is a true focal point, with sleek black granite countertops, stainless steel appliances, a massive island with breakfast bar, and a walk-in pantry—ideal for both weekday ease and weekend hosting. The adjacent dining area is bright and balanced, while a main-floor nook provides a quiet workspace or study spot that integrates without intrusion. Upstairs, the primary suite offers a peaceful retreat with mountain views, a walk-in closet, and a spa-style ensuite featuring a soaker tub, walk-in shower, and granite vanity. Two additional bedrooms, a full bath, and upstairs laundry complete this functional, well-composed level. Off the kitchen, you'll find a powder room and a mudroom with practical built-ins. Step out to your west-facing deck and backyard—perfect for catching golden hour light. Stay cool in



summer with central A/C and protected in winter with a drywalled, insulated double garage. Downstairs, a semi-finished basement offers flexibility—whether you need storage, a fitness zone, or a head start on future development. Recent upgrades include a Samsung 5.2 cu. ft. washer and Samsung stainless steel dishwasher, both added in 2023. Built in 2017 and kept in excellent condition, the home comes with a favourable home inspection on file for added peace of mind. Window coverings are included to make move-in day that much easier. Some photos have been digitally staged to help you envision the space once furnished. Heritage Hills sits high on Cochrane’s west side, known for its iconic Rocky Mountain backdrop, winding trails, and proximity to the Bow River. You’re just 20 minutes to Calgary, 45 to Canmore, and an hour to Banff—yet life here moves slower, feels clearer, and calls you home. This is more than a home. It’s a fresh start in a place that feels grounded and open. It’s ready to Rise. Schedule your private tour today—opportunities like this don’t come often.

Built in 2017

Essential Information

MLS® #	A2225033
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,630
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	19 Heritage Rise
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	3
Zoning	R-MX

Listing Details

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