

# \$765,000 - 63 Heritage Court, Cochrane

MLS® #A2234252

**\$765,000**

4 Bedroom, 4.00 Bathroom, 2,118 sqft

Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

**\*\* OPEN HOUSE: Sunday, August 10th 1-3pm**

**\*\* Welcome to 63 Heritage Court, a beautifully designed 4-bedroom, 4-bathroom fully finished walkout home offering over 2,100 sq ft above grade in the sought-after community of Heritage Hills. This spacious home features a double attached garage, a bright and open main floor with a large kitchen, and a cozy living room complete with an electric fireplace and tons of natural light. Step out onto the balcony with a charming gazeboâ€”perfect for relaxing or entertainingâ€”with stairs leading down to the fully fenced backyard. This property improves sustainable living and improves utility costs by including solar panels already installed!**

Upstairs, enjoy a generous bonus room, while the primary suite offers a double vanity, soaker tub, and separate shower. The home also features a finished walkout basement with a kitchen and a separate side entrance for added convenience.

Some furniture is available for saleâ€”please contact the listing agent for details.

This versatile and well-appointed home is a must-see!

Built in 2019

## Essential Information



MLS® #	A2234252
Price	\$765,000
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, Driveway
# of Garages	4

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Walk-In Closet(s), Double Vanity
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	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	44
Zoning	R-MX

**Listing Details**

Listing Office	eXp Realty
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