

\$599,000 - 128 Heritage Heights, Cochrane

MLS® #A2268317

\$599,000

3 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.07 Acres

Heritage Hills., Cochrane, Alberta

Welcome to this stunning 3 bedroom, 2.5 bathroom home in the desirable west Cochrane community of Heritage Hills. Combining modern comfort with timeless charm, this property offers the perfect balance of style, functionality, and location. From the inviting front porch to the thoughtfully designed interior, every detail has been carefully considered. The open concept main floor is filled with natural light, creating a warm and welcoming atmosphere. The spacious living room flows seamlessly into the dining area and modern kitchen complete with sleek stainless steel appliances including a gas range, ample cabinetry, and plenty of counter space – perfect for family meals or entertaining guests. Upstairs, you’ll find three generous bedrooms, including a primary suite featuring a walk-in closet and private ensuite bathroom. Two additional bedrooms, full laundry room and a full bath provide plenty of room for family or guests. The basement offers endless potential to customize the space to suit your needs – whether it’s a recreation room, home office, gym or additional living area. Outdoors, enjoy a low maintenance landscaped rear yard with a patio ideal for relaxing or hosting summer barbecues. The oversized detached double garage provides ample parking and storage space, and features a secondary overhead garage door offering convenient backyard access. Located just steps from a playground and minutes from amenities and scenic walking trails, with



exceptional access to the majestic Rocky Mountains, this home perfectly blends convenience and community. Experience the best of Cochrane living in this exceptional Heritage Hills home.

Built in 2018

Essential Information

MLS® #	A2268317
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	128 Heritage Heights
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Insulated, 220 Volt Wiring, Oversized
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	13
Zoning	R-MX

Listing Details

Listing Office	Sotheby's International Realty Canada
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