

\$574,900 - 6 Heritage View, Cochrane

MLS® #A2270660

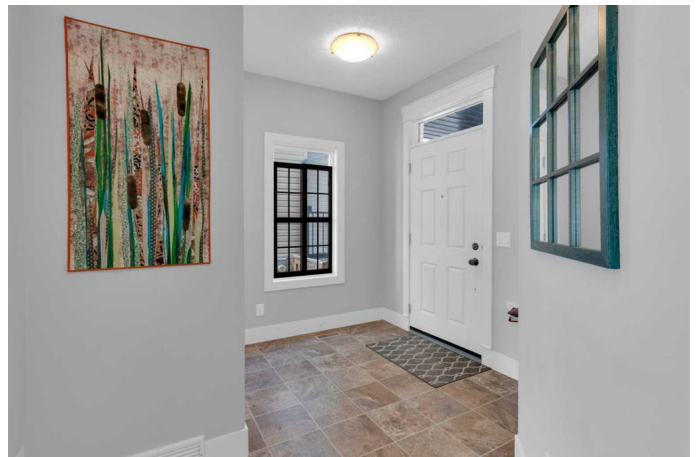
\$574,900

3 Bedroom, 4.00 Bathroom, 1,682 sqft

Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

Welcome to this well-kept 2-storey home in the desirable community of Heritage Hills. Enjoy partial mountain views from the west-facing back deck and the charm of a family-friendly neighborhood just minutes from town and all amenities. Built in 2010, this home offers a bright, open layout with large windows and an abundance of natural light. The kitchen features rich dark wood cabinetry, a center island, and a large walk-through pantry leading to the convenient laundry/mudroom and back entrance. The main floor also includes an open-concept living area and a 2-piece bath. Upstairs, you'll find 3 bedrooms, including a spacious primary suite complete with a 5 piece ensuite featuring a tub, shower, and double sinks. A 4-piece bath completes the upper level. Durable lino flooring throughout the main and upper levels adds both style and easy maintenance. The fully developed walkout basement offers a bright, open living space with in-floor heating, a large 3-piece bath, and access to the south-facing backyard. Step outside to a fully fenced back yard, landscaped with apple and pear trees, a perfect space for relaxation or family gatherings. Additional features include a double attached garage, drywalled with built-in shelving and storage, and a low-maintenance front yard. This home has been immacutely cared for and is in excellent condition—move-in ready and waiting for its next family



Built in 2010

Essential Information

MLS® #	A2270660
Price	\$574,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,682
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6 Heritage View
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0E4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Microwave, Refrigerator, Satellite TV Dish, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2025
Days on Market	1
Zoning	Residential

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.