

\$639,900 - 244 Heritage Bay, Cochrane

MLS® #A2235147

\$639,900

3 Bedroom, 3.00 Bathroom, 1,877 sqft

Single Family on 0.09 Acres

Heritage Hills, Cochrane, Alberta

Discover the perfect blend of comfort, quality, and convenience with this remarkable family home designed to meet the dynamic needs of modern living. Meticulously maintained and move-in ready, this property showcases an outstanding level of care and attention to detail throughout. Situated in one of Cochrane's most desirable neighborhoods, Heritage Hills, it enjoys a prime location in a charming keyhole cul-de-sac and backs onto interconnected walking paths, green spaces, and playground areas. The curb appeal of this home is undeniable, with a southwest-facing balcony perfectly positioned to offer breathtaking mountain views upon arrival. Boasting a large pie-shaped lot, the home provides over 1875 square feet of superb finishing above grade. Elegant hardwood flooring flows throughout the open-concept main floor, which features a sophisticated living room highlighted by huge windows and the elegant fireplace. The adjoining breakfast nook opens to a stunning Chef's Kitchen, complete with extended cabinetry, a corner pantry, gleaming granite countertops, and a generously sized kitchen island that facilitates both food preparation and entertaining with ease. Stainless steel appliances further enhance the kitchen's functionality and appeal. The thoughtful design continues to impress upstairs with three spacious bedrooms, a large bonus room that serves as an ideal additional family gathering space, and a second-floor balcony that offers unparalleled



views of the surrounding mountains. The Primary bedroom is a private retreat with luxurious features such as a separate soaker tub, an oversized shower, and a substantial walk-in closet. The oversized heated double garage is fully insulated, drywalled, and thoughtfully equipped with built-in storage in the rafters. Professionally landscaped and featuring a gorgeous back deck, this home is perfectly suited for evening BBQs and gatherings with friends and family. The backyard, fully fenced and overlooking the green space, walki ng path, and nearby playground, completes the idyllic setting. Donâ€™t miss this incredible opportunity to secure a family home that combines exceptional design, prime location, and move-in-ready convenience. (id:6289)

Built in 2010

Essential Information

Listing #	A2235147
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,877
Acres	0.09
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	244 Heritage Bay
Subdivision	Heritage Hills
City	Cochrane
Province	Alberta
Postal Code	T4C0L3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Concrete, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Range, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Landan Real Estate



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