

# \$480,000 - 39 Heritage Vista, Cochrane

MLS® #A2245804

**\$480,000**

2 Bedroom, 3.00 Bathroom, 1,325 sqft

Single Family on 0.04 Acres

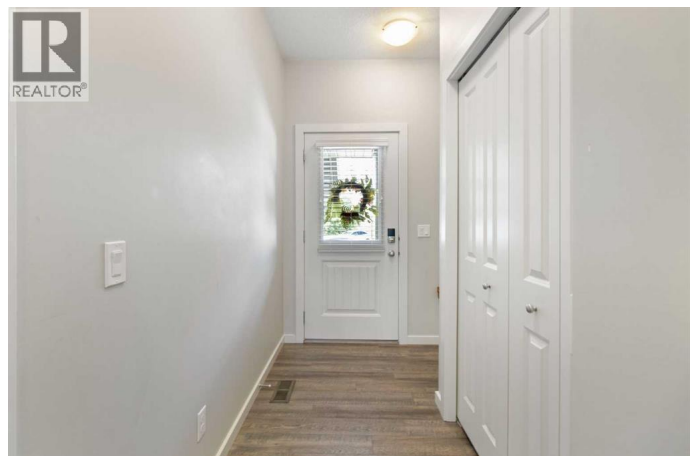
Heritage Hills, Cochrane, Alberta

Rare Find in Heritage Hills! This 1325 sq ft freehold townhouse (no condo fees!) offers the perfect blend of comfort, space, and convenience. Featuring two large primary suites, each with its own private ensuite and walk-in closet, plus upper floor laundry for added ease. The bright and functional main floor includes a half bath, spacious living area, and access to your back deck and fenced yard â€” perfect for kids, pets, or summer BBQs. Enjoy peace and privacy with green space behind and a quiet cul-de-sac location, just steps from the dog park and walking trails. The full unfinished basement offers plenty of storage or room to expand. Located in sought-after Heritage Hills, you're walking distance to Tim Hortons, a gas station, corner store, two liquor stores, two pizza spots, two daycares, a gym, and local favourites Aama Nepalese Cuisine and Cabeza Grande. UPGRADES since Summer 2024 include: central A/C, hot water tank, and fresh landscaping. Move-in ready and waiting for you! (id:6289)

Built in 2017

## Essential Information

Listings #	A2245804
Price	\$480,000
Bedrooms	2
Bathrooms	3.00



Half Baths	1
Square Footage	1,325
Acres	0.04
Year Built	2017
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	39 Heritage Vista
Subdivision	Heritage Hills
City	Cochrane
Province	Alberta
Postal Code	T4C2N7

### Amenities

Features	Cul-de-sac, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Humidifier, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2

### Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

### Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 14th, 2025 at 12:01pm PDT