

\$574,900 - 220 Heritage Heights, Cochrane

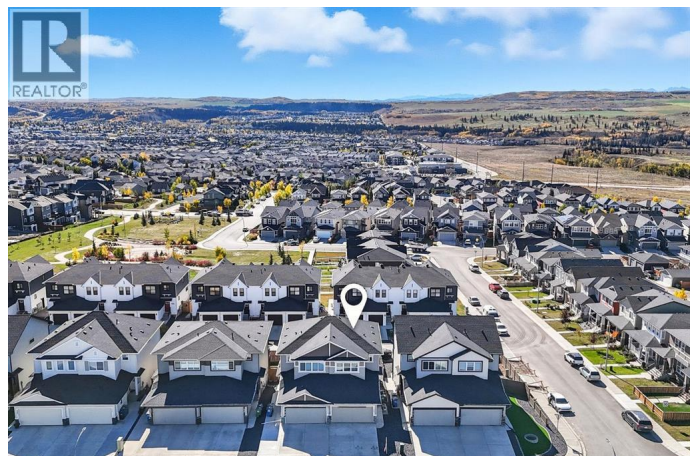
MLS® #A2262181

\$574,900

3 Bedroom, 4.00 Bathroom, 1,498 sqft
Single Family on 0.06 Acres

Heritage Hills, Cochrane, Alberta

220 Heritage Heights â€“ Modern Comfort Meets Everyday Luxury Welcome to 220 Heritage Heights, a beautifully designed 3-bedroom, 4-bathroom home that perfectly blends modern elegance with everyday comfort. Step inside to discover a bright, open-concept main floor featuring luxury vinyl plank flooring, stylish finishes, and a white and bright kitchen featuring stainless steel appliances, quartz countertops, gas rough-ins, and ample cabinetry for all your storage needs. The inviting living area centres around a modern electric fireplace and opens onto a sun-soaked south-facing deck and backyardâ€”perfect for entertaining or relaxing. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite with a private ensuite and Double closets, plus convenient upper-level laundry for day-to-day ease. The fully developed lower level offers amazing versatility, designed as an Airbnb (illegal) suite with a separate walk-out entrance, full bathroom, laundry, and entertainment spaceâ€”ideal for generating extra income or hosting extended family. Outside, enjoy the convenience of a double attached garage, proximity to a neighbourhood playground, and walking distance to the new Heritage Sports & Recreation Park currently being developedâ€”bringing future sports fields, trails, and community amenities just steps from your door. Donâ€™t miss your chance to own this exceptional propertyâ€”book your private



showing today! (id:6289)

Built in 2023

Essential Information

Listing #	A2262181
Price	\$574,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,498
Acres	0.06
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	220 Heritage Heights
Subdivision	Heritage Hills
City	Cochrane
Province	Alberta
Postal Code	T4C3A7

Amenities

Amenities	Park, Playground, Shopping
Features	See remarks, Back lane, No Smoking Home, Gas BBQ Hookup
Parking Spaces	5
Parking	Attached Garage, Other
# of Garages	2

Interior

Appliances	Oven - Electric, Dishwasher, Microwave Range Hood Combo, See remarks, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Basement Walk out

Exterior

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

Listing Details

Listing Office Real Broker



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.
Listing information last updated on November 3rd, 2025 at 7:46am PST