

# \$508,000 - 33 Heritage Vista, Cochrane

MLS® #A2205560

**\$508,000**

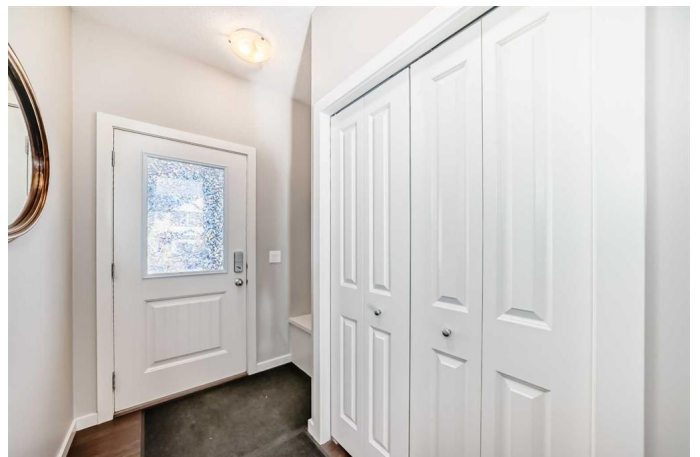
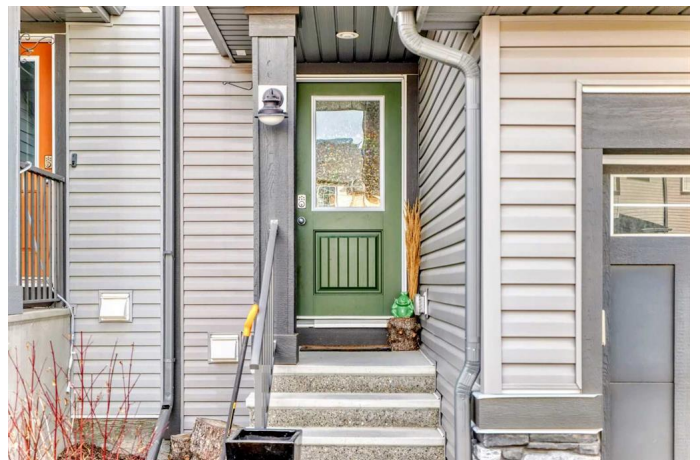
3 Bedroom, 3.00 Bathroom, 1,410 sqft  
Residential on 0.04 Acres

Heritage Hills., Cochrane, Alberta

This charming 1,400+ sq. ft. townhome located in Heritage Hills could be your new home! The home features 3 spacious bedrooms, a single attached garage, and backs onto serene green space with no overlooking neighbors, ensuring privacy and tranquility. Offering a blank canvas in the unfinished basement for you to add your personal touch. The well-maintained backyard boasts a deck ideal for year-round BBQing, while the open-plan kitchen, dining, and living areas offer a spacious, welcoming atmosphere. A convenient powder room is located on the main floor. Upstairs, you'll find a generously sized den/bonus room, perfect for a home office or extra living space. The primary bedroom is a retreat with a walk-in closet and ensuite. Two additional bedrooms and stacked laundry complete the upper level. The basement provides endless possibilities—keep it as-is or develop it to suit your needs. Located in the desirable Heritage community, this home offers easy access to both Calgary to the East and the scenic West via Highway 1A. You'll enjoy proximity to excellent schools (both elementary and high school), shopping, daycares, restaurants, and gyms. With small-town charm and modern convenience, this home has it all. Book your Showing today!

Built in 2018

## Essential Information



MLS® #	A2205560
Price	\$508,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	33 Heritage Vista
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2N7

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Oven, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space

Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
Zoning	R-MD

### **Listing Details**

Listing Office	eXp Realty
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