

# \$511,300 - 39 Heritage Vista, Cochrane

MLS® #A2245804

**\$511,300**

2 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential 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!

Built in 2017

## Essential Information

MLS® #

A2245804



|                |               |
|----------------|---------------|
| Price          | \$511,300     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,325         |
| Acres          | 0.04          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 39 Heritage Vista |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2N7           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bar, Bathroom Rough-in |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                             |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 32               |
| Zoning         | R-MD             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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