

# \$589,900 - 240 Heritage Bay, Cochrane

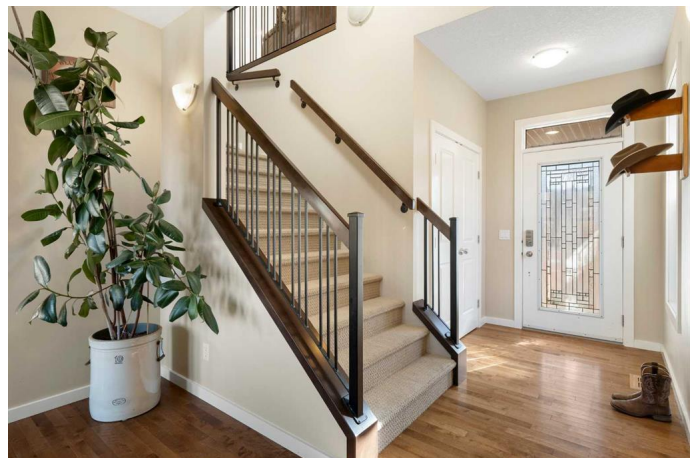
MLS® #A2229203

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,857 sqft  
Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

Welcome to Heritage Hills in Cochrane! Perched atop of the hill, on the west side of town, Heritage Hills offers a perfect blend of views, a family-friendly atmosphere, and amenities including a dental office, liquor store, pharmacy, Pizza 73 Aama Nepalese Cuisine, Anytime Fitness, and a daycare. In a neighborhood with parks, pathways, community gardens, and a strong sense of community spirit, Heritage Hills is an amazing place to call home. Step into your home located in a quiet cul de sac, on a large pie shaped lot, backing the park & path! The main floor welcomes you with a spacious entry and expansive windows spanning the living room complete with a gas fireplace. The open kitchen is complete with granite countertops, a large pantry and raised eating bar. Just off the kitchen is your dining room complete with quick access to your amazing pie shaped backyard, with privacy and incredible potential for gardening and the space you've been looking for. The main floor is complete with a powder room, garage entrance and a well-sized main floor laundry. Upstairs a welcoming bonus room is located at the front of the home with gorgeous SW exposure, natural light and views. The primary bedroom is spacious with a walk in closet and 5 piece ensuite including a shower, soaker tub and large vanity. Completing the second floor are two additional bedrooms and a large full bath. The perfect family home! If you're looking for a quiet street, with amazing privacy in a



great Cochrane community, this is it! Call your Realtor to book your showing today!

Built in 2009

### **Essential Information**

MLS® #	A2229203
Price	\$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,857
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	240 Heritage Bay
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 9th, 2025
Days on Market	14
Zoning	R-LD

### Listing Details

Listing Office	Real Broker
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