

# \$599,900 - 66 Heritage Circle, Cochrane

MLS® #A2248771

**\$599,900**

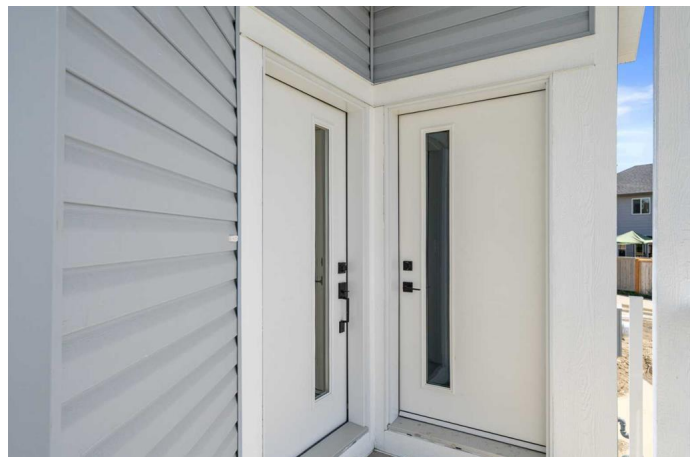
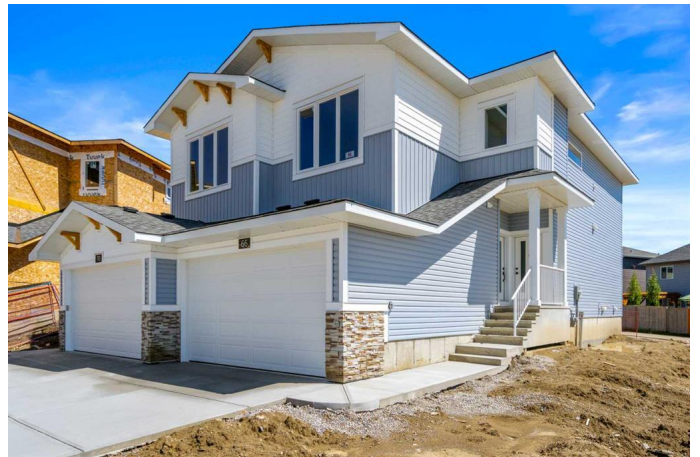
3 Bedroom, 3.00 Bathroom, 1,742 sqft

Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

## BACK LANE ACCESS & EXTRA LARGE LOT!

Discover unparalleled modern living in this stunning, never-lived-in duplex, perfectly situated in Cochrane's prestigious and family-friendly Heritage Hills neighborhood. Offering 1742 sq ft of bright, open-concept design, high-end finishes, and incredible future potential, this home is ready for you to move in and customize your dream. Step Inside Your Dream Home. A welcoming foyer leads into a breathtaking open layout designed for effortless living and entertaining. Gourmet Kitchen is the heart of the home features sleek countertops, premium appliances, and ample storage – a chef's delight opening seamlessly to dining and living areas. Expansive windows throughout bathe the main floor in sunshine, highlighting the modern aesthetic and creating a warm, inviting atmosphere. The upper level features 3 bedrooms and a huge bonus room. The Luxurious Master bedroom boasting breathtaking mountain views, a 4-piece ensuite bathroom, and a generous walk-in closet. The additional 2 bedrooms are spacious and bright. A well-appointed 4-piece main bathroom serves the additional bedrooms. Dedicated upper-floor laundry room adds everyday convenience. That's not all, Attached front drive Double Garage provides shelter and secure parking. Huge opportunity awaits below! The unfinished basement features a separate entry. Awaiting your personal touches and vision! Imagine the



possibilities. The back lane access and large lot is extremely unique and no other lots has them both, can park your toys such as trailer, motor home, boat, etc. Heritage Hills offers peace, beautiful surroundings, and a welcoming community – ideal for families. Positioned with the majestic Rockies as your backdrop and easy access to Canmore, Banff, and Lake Louise. Cochrane is transforming into a major tourist destination, backed by significant town and provincial investment. Enjoy tranquility in Heritage Hill while benefiting from nearby growth. Approved Horse Creek Sports Park nearby promises even more recreation including High School. The potential here is truly amazing! Be the first to call this pristine property home. Everything is fresh and modern.

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2248771               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,742                  |
| Acres          | 0.10                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 66 Heritage Circle |
| Subdivision | Heritage Hills.    |
| City        | Cochrane           |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3G9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Electric                                                             |
| Has Basement      | Yes                                                                  |
| Basement          | Exterior Entry, Full, Unfinished                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other, Private Yard      |
| Lot Description   | Back Yard, Cul-De-Sac    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 67                |
| Zoning         | R-MX              |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.