

# \$509,999 - 24 Heritage Vista, Cochrane

MLS® #A2247643

**\$509,999**

4 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.06 Acres

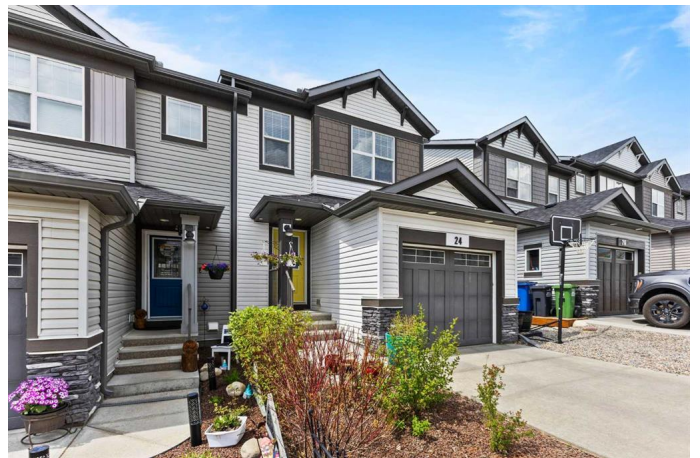
Heritage Hills., Cochrane, Alberta

Welcome to 24 Heritage Vista – Style, Space & Serenity in Heritage Hills

Tucked in the heart of scenic Heritage Hills, this beautiful end-unit row home blends comfort, functionality, and modern style – with no condo fees. Offering nearly 1,400 sq. ft. of thoughtfully designed living, you’ll find 4 bedrooms and 2.5 bathrooms, including a fully finished bedroom in the partially developed basement – perfect for guests, a home office, or a quiet hideaway. The basement’s brand-new flooring creates a warm, inviting space ideal for movie nights or weekend lounging. The bright, open-concept main floor is flooded with natural light thanks to extra end-unit windows. The spacious living room flows seamlessly into the modern kitchen and dining area, featuring a large island, sleek appliances, and plenty of prep space – ideal for everyday living and entertaining. Upstairs, you’ll find three comfortable bedrooms, including a generous primary suite with a soaker tub ensuite – your own personal retreat. Top-floor laundry adds everyday convenience.

Upgrades include: central air conditioning, water softener, single attached garage with storage. Step outside to a southwest-facing backyard that backs onto a green belt with beautiful mountain views. From sunrise coffee to sunset relaxation, this peaceful outdoor escape is yours to enjoy.

Don’t wait – book your showing today!



Built in 2017

## Essential Information

MLS® #	A2247643
Price	\$509,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	24 Heritage Vista
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2N6

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Oven
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 12th, 2025
Days on Market	2
Zoning	R-MD

**Listing Details**

Listing Office	Real Broker
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