

# \$737,500 - 113 Heritage Bay, Cochrane

MLS® #A2242763

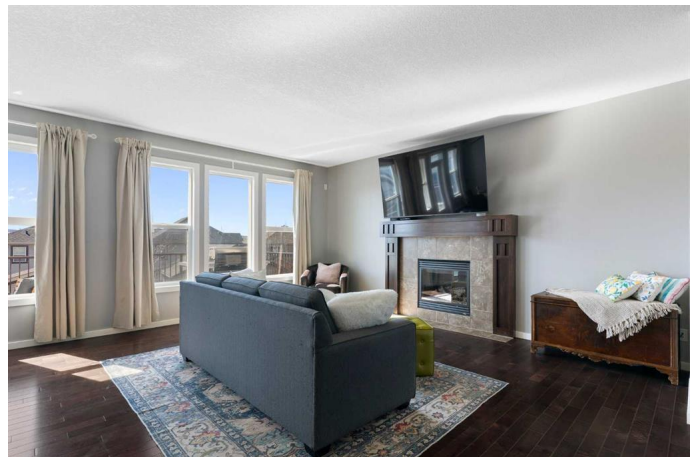
**\$737,500**

4 Bedroom, 4.00 Bathroom, 1,906 sqft

Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

MOUNTAIN VIEWS | WALKOUT |  
ILLEGAL SUITE W/FULL APPLIANCES |  
CENTRAL AIR | THREE FIREPLACES  
Welcome home to 113 Heritage Bay. This two-storey walkout home is perfect for someone wanting a fully functional suite that comes complete with five full-size appliances. Hardwood floors greet you upon entry, and the main floor is perfect for entertaining. Granite counters, a SMART fridge plus a SMART gas range with convection/air fry options, a gas fireplace, and lots of windows truly make this an excellent floor plan for gathering with friends and family. Enjoy the Rocky Mountains from the backside of the home, including the gorgeous view from the upper, full-length deck. The upper floor features a loft/office space, two bedrooms plus a generous sized primary with a 4-piece ensuite, another 4-piece bath, and the convenience of upper floor laundry with lots of shelving. The illegal walkout basement suite is perfect for those who want a self-contained, independent suite with ALL FULL-SIZED appliances. The basement suite gives you direct access to your own patio, an open kitchen and living room area with a gas fireplace, a large bedroom with a walk-in closet, and a 3-piece ensuite to complete it. This home is separated from others with a back lane, has central air, a double attached garage, and comes with many additional goods. Don't miss this opportunity and book your showing today. The community of Heritage Hills has a fantastic community vibe,



a commercial area, is slated for a high school, and will be home to the future Horse Creek Sports Park.

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242763    |
| Price          | \$737,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,906       |
| Acres          | 0.11        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 113 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), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Breakfast Bar    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window |

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
|                 | Coverings                                                         |
| Heating         | Fireplace(s), Forced Air                                          |
| Cooling         | Central Air                                                       |
| Fireplace       | Yes                                                               |
| # of Fireplaces | 3                                                                 |
| Fireplaces      | Basement, Blower Fan, Electric, Gas, Living Room, Mantle, Bedroom |
| Has Basement    | Yes                                                               |
| Basement        | Finished, Full, Suite, Walk-Out                                   |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Awning(s), Gas Grill                               |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Few Trees |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | R-LD            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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