

# \$599,900 - 104 Heritage Hill, Cochrane

MLS® #A2256483

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,535 sqft

Residential on 0.09 Acres

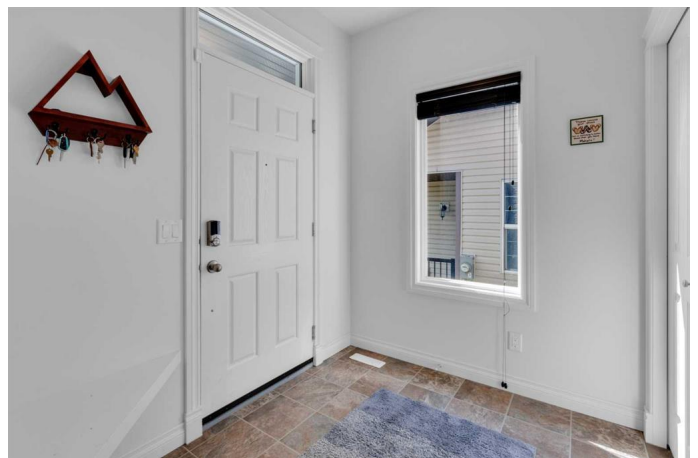
Heritage Hills., Cochrane, Alberta

AMENDED PRICE !!! ROOM TO MOVE! Don't miss this Heritage Hills detached home with 4 bedrooms, 4 bathrooms, double attached garage and so much more. With over 2,250 square feet of finished space, this 3 level home offers room for your growing family and/or visitors. The main floor features an open design floorplan generously laid out kitchen/living/dining and backyard access. It begins with a welcoming entrance, powder room, pantry and laundry room with garage access. The 2nd floor boasts 3 bedrooms, a 5 piece ensuite bath, additional 4 piece bath, and plenty of natural light. The lower level completes this home with a fourth bedroom, 3 piece bath, large family/rec room, wet bar and ample storage. A fenced in backyard provides outdoor space to relax, entertain and grow! This home is priced to sell, call your agent for a personal viewing.

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256483  |
| Price          | \$599,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,535     |
| Acres          | 0.09      |



|            |             |
|------------|-------------|
| Year Built | 2010        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 104 Heritage Hill |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0L4            |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Phone Available |
| Parking Spaces | 4                                                                                                                   |
| Parking        | Double Garage Attached, Garage Door Opener, Multiple Driveways                                                      |
| # of Garages   | 2                                                                                                                   |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Range, Electric Water Heater, Range Hood, Refrigerator, Washer           |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full                                                                                                 |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Yard                    |
| Lot Description   | Back Yard, Few Trees, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding                               |
| Foundation        | Poured Concrete                                   |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 15th, 2025 |
|-------------|----------------------|

|                |      |
|----------------|------|
| Days on Market | 55   |
| Zoning         | R-LD |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Dalton Real Estate |
|----------------|--------------------|

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