

# \$579,000 - 90 Heritage Circle, Cochrane

MLS® #A2267772

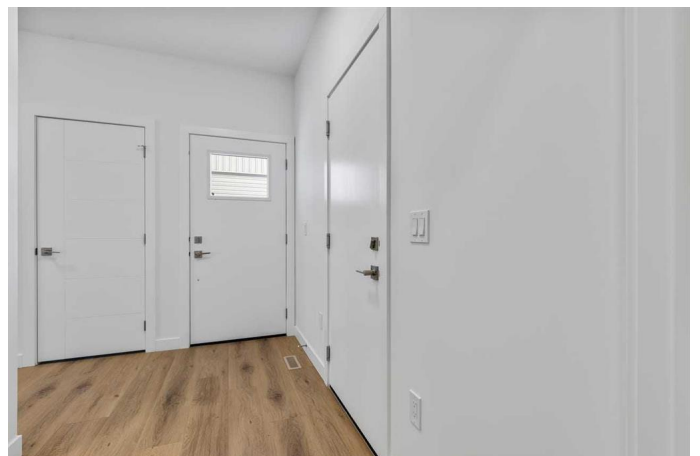
**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Nestled in the NEW COMMUNITY of HERITAGE HILLS in Cochrane, this BRIGHT, BEAUTIFUL, NEVER-LIVED-IN DUPLEX offers 3 bedrooms, 2.5 bathrooms, and a DOUBLE ATTACHED GARAGE, providing the perfect blend of modern comfort and stylish design. The main floor delights with LARGE WINDOWS that flood the space with natural light, 9-foot ceilings, and durable LVP flooring throughout. The OPEN-CONCEPT LAYOUT showcases a SPACIOUS KITCHEN featuring STAINLESS STEEL APPLIANCES, kitchen island, QUARTZ COUNTERTOPS, and a PANTRY, all drawn together by a seamless flow into the living area. The living room is accented with a beautiful TILED FEATURE WALL with ELECTRIC FIREPLACE, creating a cozy yet contemporary focal point for the home. Balcony doors lead to your back DECK where you can relax, barbeque and entertain your guests. Upstairs, you'll find a good-sized BONUS ROOM ideal for a media or play space, a GENEROUS SIZED PRIMARY BEDROOM with a WALK-IN CLOSET and a 4-PIECE ENSUITE, plus two additional bedrooms and a laundry room for everyday convenience. The basement is ready for your personal development, offering endless potential. Heritage Hills is a brand-new community conveniently located near Mountain Ridge Plaza, where you'll find a grocery store, restaurants, a gym, a pharmacy, a dental clinic, and a daycare. Cochrane offers an easy commute to Calgary



while providing quick access to the mountains for weekend escapes. This home is a great opportunity to enjoy modern living in a vibrant new neighborhood. DON'T MISS THE OPPORTUNITY TO MAKE THIS YOUR NEW HOME! BOOK A SHOWING TODAY...

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2267772               |
| Price          | \$579,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,734                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 90 Heritage Circle |
| Subdivision | Heritage Hills.    |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C3G9             |

**Amenities**

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

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
|                 | Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)                                      |
| Appliances      | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating         | Forced Air                                                                                     |
| Cooling         | None                                                                                           |
| Fireplace       | Yes                                                                                            |
| # of Fireplaces | 1                                                                                              |
| Fireplaces      | Electric, Living Room                                                                          |
| Has Basement    | Yes                                                                                            |
| Basement        | Full                                                                                           |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Level, Rectangular Lot   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 10                 |
| Zoning         | R-MX               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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