

\$508,000 - 33 Heritage Vista, Cochrane

MLS® #A2205560

\$508,000

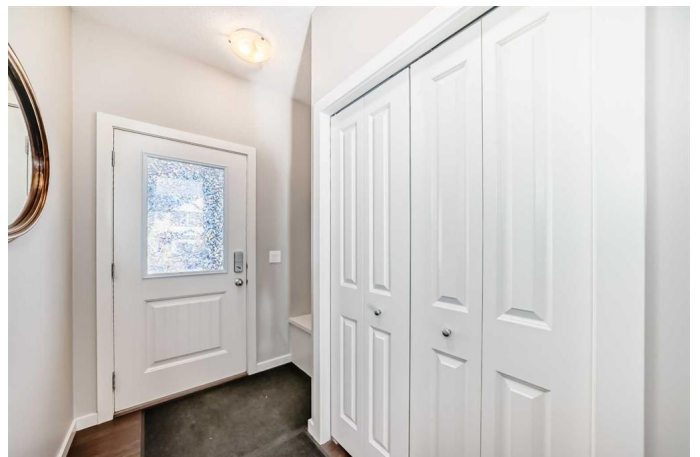
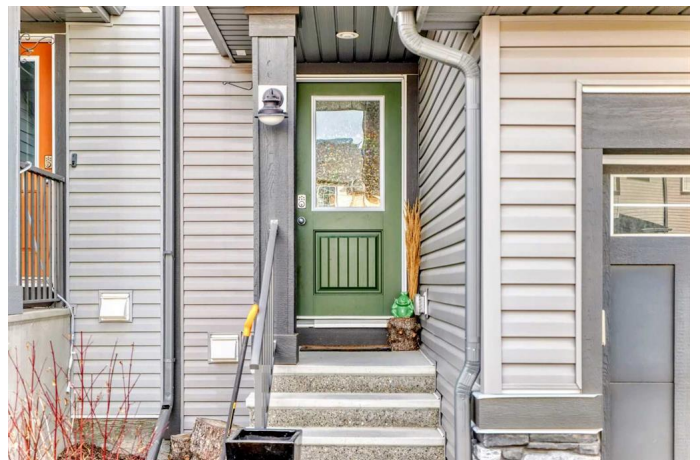
3 Bedroom, 3.00 Bathroom, 1,410 sqft
Residential on 0.04 Acres

Heritage Hills., Cochrane, Alberta

This charming 1,400+ sq. ft. townhome located in Heritage Hills could be your new home! The home features 3 spacious bedrooms, a single attached garage, and backs onto serene green space with no overlooking neighbors, ensuring privacy and tranquility. Offering a blank canvas in the unfinished basement for you to add your personal touch. The well-maintained backyard boasts a deck ideal for year-round BBQing, while the open-plan kitchen, dining, and living areas offer a spacious, welcoming atmosphere. A convenient powder room is located on the main floor. Upstairs, you'll find a generously sized den/bonus room, perfect for a home office or extra living space. The primary bedroom is a retreat with a walk-in closet and ensuite. Two additional bedrooms and stacked laundry complete the upper level. The basement provides endless possibilities—keep it as-is or develop it to suit your needs. Located in the desirable Heritage community, this home offers easy access to both Calgary to the East and the scenic West via Highway 1A. You'll enjoy proximity to excellent schools (both elementary and high school), shopping, daycares, restaurants, and gyms. With small-town charm and modern convenience, this home has it all. Book your Showing today!

Built in 2018

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2205560 |
| Price | \$508,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,410 |
| Acres | 0.04 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 33 Heritage Vista |
| Subdivision | Heritage Hills. |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2N7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan |
| Appliances | Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Oven, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space |

| | |
|--------------|---------------------------------|
| Roof | Asphalt |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 8 |
| Zoning | R-MD |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp 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.