

# \$729,999 - 134 Heritage View, Cochrane

MLS® #A2189339

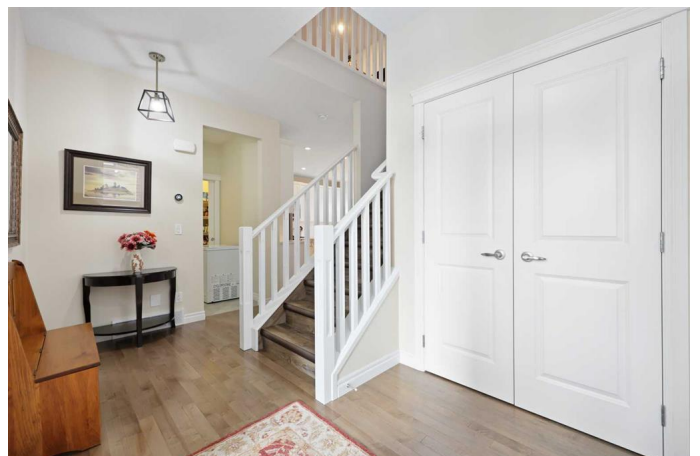
**\$729,999**

3 Bedroom, 4.00 Bathroom, 2,125 sqft

Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

Nestled in the desirable community of Heritage Hills, this fully finished home combines modern updates with timeless elegance. As you step inside, you're greeted by a spacious entryway with soaring 9-foot ceilings, abundant natural light, and hardwood floors. The chef-inspired kitchen features white cabinetry, a large center island, ample storage and counter space, brand-new stainless-steel appliances, and a walk-through pantry for added convenience. The dining room, ideal for family gatherings, opens to the fully landscaped backyard for seamless indoor-outdoor living. The living room exudes warmth and charm, offering a generous space for entertaining with a stone fireplace as its centerpiece. A tucked-away 2-piece bathroom provides both privacy and practicality. Luxury vinyl flooring on the second level and stairs. A central bonus room serves as a versatile retreat, separating the primary suite from the two additional generously sized bedrooms. The primary suite is a haven of relaxation, featuring a spa-inspired 5-piece ensuite with a deep soaker tub, glass shower, heated floors, and an expansive walk-in closet. A functional laundry room with a built-in sink completes this level. The fully finished basement extends the living space, offering a flexible family room, games area, or potential bedroom. Custom built-ins and a cleverly concealed Murphy bed maximize functionality. The beautifully landscaped backyard is fully fenced and features a charming gazebo sitting area,



perfect for relaxing or entertaining outdoors. Plus, enjoy comfort inside year-round with air conditioning for those hot summer days. This home has been thoughtfully updated and impeccably maintained—don't miss your opportunity to make it yours!

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189339    |
| Price          | \$729,999   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,125       |
| Acres          | 0.11        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 134 Heritage View |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0G5            |

**Amenities**

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

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Laminate Counters, Quartz Counters, |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|                 | Storage, Walk-In Closet(s), Central Vacuum                                                                                              |
| Appliances      | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Oven, Electric Stove, Gas Water Heater |
| Heating         | Central, Natural Gas                                                                                                                    |
| Cooling         | Central Air                                                                                                                             |
| Fireplace       | Yes                                                                                                                                     |
| # of Fireplaces | 1                                                                                                                                       |
| Fireplaces      | Gas, Living Room, Stone                                                                                                                 |
| Has Basement    | Yes                                                                                                                                     |
| Basement        | Finished, Full                                                                                                                          |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Gazebo |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame, Other          |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 98                 |
| Zoning         | R2                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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