

# \$925,000 - 121 Heritage Hill, Cochrane

MLS® #A2211018

**\$925,000**

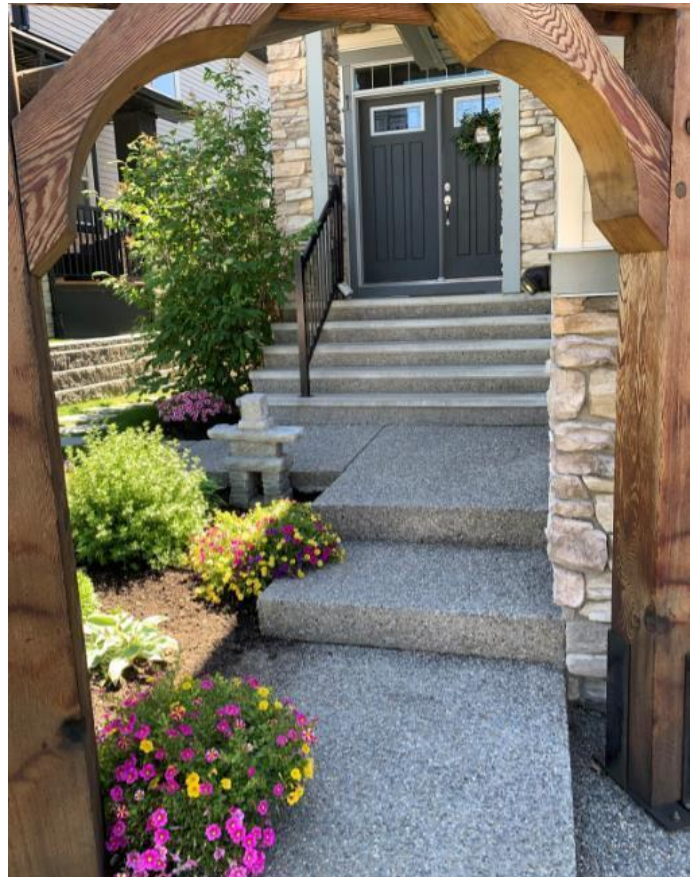
7 Bedroom, 4.00 Bathroom, 2,708 sqft

Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

Welcome to this wonderful large home combining a perfect blend of elegance, charm, privacy, storage and functionality with lots of space for everyone and anything. The lower-level walkout illegal suite with its 2nd kitchen and family room is ideal for additional family members, house guests, for supporting backyard entertaining, or multigenerational living. Itâ€™s also perfectly designed to be optionally used as an Airbnb or rental for additional income if desired. Highlights include:

Well maintained 6 or 7 Bedroom Home with 3 Full and 1 Half Bathrooms. Lots of room with 3800 Sq Feet of 100% Finished Space. 2700 above grade and 1100 below. Home backs onto Scenic Green Park Space with Biking and Walking Trails overlooking town. Large Master Bedroom with Walk-In Closet and Adjacent Insulated Office or Nursery. Beautiful Large Ensuite with Walk-In Closet and separate Tub and Shower. Extra Top Floor Bonus Room plus a separate Main Floor Den or Bedroom off Family Room. High Quality Walkout Suite with Custom 2nd Kitchen, Family Room, 2 Bedrooms, Full Bath, Laundry Separate Side Walkway with Motion Sensing Lighting to Backyard or Suite Entrance. The Yard includes a Wood Fence and is Private with No Back Neighbors. A Custom Wood Storage Shed and Fire Pit are included in the Landscaped Yard. Oversized 2 Vehicle Garage plus wide Flat Driveway and Street Parking. Large Walk Up Mezzanine



Above Garage provides Significant Bonus Storage Area. Custom Home Wood Archway Entrance Gives Seasonal Character to Home. Air Conditioning for Summer and 2 Gas Furnaces for Heat in Winter. Newer Oversized 75 US Gallon Hot Water Heater. Vinyl Covered Rear Deck with Home Gas BBQ Hookup and Glass Panels for Viewing. Custom Spiral Staircase from Deck to Yard. Two Kitchens, Two Laundries with Two Sets of Appliances. Large Main Kitchen with Impressive row of Cabinets and Beautiful Backsplash and Counter Tops. Large Separate Dining Room and additional Eat-In Kitchen areas. Spacious Main Family Room with Large View Windows and Gas Fireplace. The Main Laundry Room has 3 Large Included Enclosed Storage Shelving Units .Double Door Front Entrance with Larger Foyer and Two Double Door Coat Closets. Built In Wired Ceiling Sound Speakers in both Bonus Room and Suite Family Room. Humidity and Motion Sensors automatically turn on fans in main upstairs bathrooms. Underground Water Sprinkler System as is and Central Vacuum System as is. Public Transit and Busing to All Schools Conveniently Adjacent to Home.

Built in 2012

### **Essential Information**

MLS® #	A2211018
Price	\$925,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,708
Acres	0.11
Year Built	2012
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	121 Heritage Hill
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L3

### Amenities

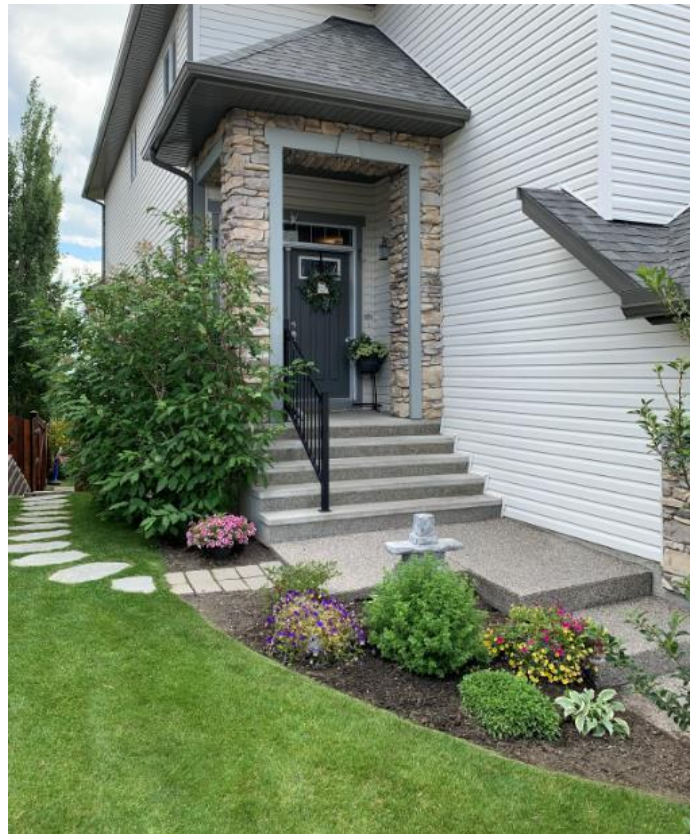
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Washer, Electric Range, Microwave Hood Fan
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Private, Treed, Backs on to Park/Green Space, Greenbelt, Lawn, Many Trees, No Neighbours Behind, Secluded, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Cedar
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 11th, 2025
Days on Market	117
Zoning	R-LD

**Listing Details**

Listing Office	eXp Realty
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