

**63 Heritage Court
Cochrane, Alberta**

MLS # A2234252



\$780,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,118 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: Basement Refrigerator, Balcony Gazebo

Welcome to 63 Heritage Court, a beautifully designed 4-bedroom, 4-bathroom fully finished walkout home offering over 2,100 sq ft above grade in the sought-after community of Heritage Hills. This spacious home features a double attached garage, a bright and open main floor with a large kitchen, and a cozy living room complete with an electric fireplace and tons of natural light. Step out onto the balcony with a charming gazebo—perfect for relaxing or entertaining—with stairs leading down to the fully fenced backyard. This property improves sustainable living and improves utility costs by including solar panels already installed! Upstairs, enjoy a generous bonus room, while the primary suite offers a double vanity, soaker tub, and separate shower. The home also features a finished walkout basement with a kitchen and a separate side entrance for added convenience. Some furniture is available for sale—please contact the listing agent for details. This versatile and well-appointed home is a must-see!