

**181 Heritage Drive
Cochrane, Alberta**

MLS # A2235273



\$649,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: 2nd Dishwasher, 2nd Refrigerator, 2nd Electric Stove, 2nd Microwave, 2nd hood fan

Welcome to 181 Heritage Drive, Cochrane — Where Comfort Meets Convenience! This beautifully upgraded home in the community of Heritage Hills offers over 2,400 sq. ft. of total living space, with 4 bedrooms and 3.5 bathrooms, perfect for families of all sizes. Additionally, there is a heated oversized double detached garage! Inside, you'll find custom California Closets, including a thoughtfully designed walk-in master closet that blends luxury with everyday functionality. The fully finished walk-out basement adds incredible flexibility — featuring a fully contained basement with a private entrance, full bathroom with heated flooring, bedroom, living room, and a full kitchen — all thoughtfully laid out. This space is currently tenant-occupied, and the tenant would love to stay, making it an excellent mortgage helper or multi-generational living option. Enjoy sweeping views of Cochrane from your upgraded patio featuring durable Dura Deck, perfect for morning coffee or evening entertaining. Located just steps away from two brand-new schools and a future recreation centre currently under development north of Heritage Hills, this home is perfectly positioned for growing families. Plus, you're only minutes from the mountains with quick access to Canmore and Banff for weekend getaways. To top it all off, this home features a heated, oversized garage, ideal for storing your gear, tools, or setting up a workshop space. Stylish, spacious, and set in a family-friendly neighborhood — 181 Heritage Drive is ready to welcome you home. Book your private viewing today!