

## 6 Heritage View Cochrane, Alberta

MLS # A2270660



# \$574,900

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Heritage Hills                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 1,682 sq.ft.                                                               | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                     |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular |               |                   |

|                    |                                                                                                                     |                   |             |
|--------------------|---------------------------------------------------------------------------------------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Mid Efficiency, Forced Air, Natural Gas                                                                             | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Linoleum                                                                                                    | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                     | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full                                                                                                                | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                            | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete                                                                                                     | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s) |                   |             |

**Inclusions:** TV mounted on wall in family room basement, Vanity cupboard under stairs closet in basement & white glass cabinet w/ cupboard in utility room (all new)

OPEN HOUSE DEC 7th, Sunday, 12-3PM...Welcome to this well-kept 2-storey home in the desirable community of Heritage Hills. Enjoy partial mountain views from the west-facing back deck and the charm of a family-friendly neighborhood just minutes from town and all amenities. Built in 2010, this home offers a bright, open layout with large windows and an abundance of natural light. The kitchen features rich dark wood cabinetry, a center island, and a large walk-through pantry leading to the convenient laundry/mudroom and back entrance. The main floor also includes an open-concept living area and a 2-piece bath. Upstairs, you'll find 3 bedrooms, including a spacious primary suite complete with a 5 piece ensuite featuring a tub, shower, and double sinks. A 4-piece bath completes the upper level. Durable lino flooring throughout the main and upper levels adds both style and easy maintenance. The fully developed walkout basement offers a bright, open living space with in-floor heating, a large 3-piece bath, and access to the south-facing backyard. Step outside to a fully fenced back yard, landscaped with apple and pear trees, a perfect space for relaxation or family gatherings. Additional features include a double attached garage, drywalled with built-in shelving and storage, and a low-maintenance front yard. This home has been immaculately cared for and is in excellent condition—move-in ready and waiting for its next family.