

# \$559,900 - 28 Heritage Lane, Cochrane

MLS® #A2222788

**\$559,900**

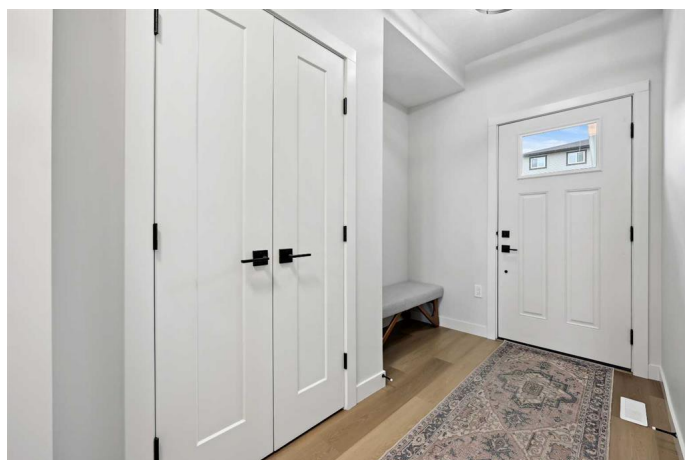
3 Bedroom, 3.00 Bathroom, 1,484 sqft

Residential on 0.05 Acres

Heritage Hills., Cochrane, Alberta

Perched at the Height of Land within Heritage Hills, this luxurious, highly-upgraded 3 bed/3 bath townhome backs directly to Heritage Hill's main park (i.e. playground, basketball court, picnic tables, pathways) and offers jaw-dropping panoramic views of the Big Hill, the Bow River Valley and the Majestic Rocky Mountains. The open and airy main level is bathed in natural sunlight and features a large front foyer, gorgeous gourmet kitchen with quartz counters/island/breakfast bar/upgraded stainless steel appliances (including gas range)/ceiling-height crisp white cabinetry, large dining area, spacious living room with direct access to an elevated 8' X 10' south-facing deck w stairs to a fully landscaped yard and 2-piece powder room; 9' ceilings and high-quality luxury vinyl plank/porcelain tile flooring throughout. Upper level boasts a large landing with computer desk nook, a substantial master bedroom with large walk-in closet/5-piece ensuite (i.e. soaker tub, separate stand-up shower and dual sinks) and private south-facing 4' X 11' balcony offering the aforementioned jaw-dropping views. Lower level is well-laid out and includes roughed-in plumbing for future development. With upgraded plumbing/light fixtures throughout and an attached garage, this home is an absolute must-see. Call for your private viewing today!

Built in 2022



## Essential Information

MLS® #	A2222788
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	28 Heritage Lane
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3A6

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground, Basketball Court
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	10
Zoning	R-MX

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.