

34 Heritage View
Cochrane, Alberta

MLS # A2218296



\$775,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,962 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Low Maintenance Landscape, Recta		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Total 2 of the following: Washer, Dryer, Refrigerator, and Microwave Hood Fan		

**** OPEN HOUSE: Saturday, May 10th 1-3pm **** Welcome to your dream home! Nestled in a quiet, family-friendly neighbourhood, this beautifully upgraded detached home offers the perfect blend of comfort, luxury, and functionality. Featuring 4 spacious bedrooms upstairs, a double front-attached garage, and a 1-bedroom legal walkout basement suite, this home is ideal for growing families or those seeking rental income potential. Step inside to find heated floors in both the kitchen and primary ensuite, adding a touch of everyday luxury. The upgraded kitchen is a chef’s delight, complete with a gas stove, sleek cabinetry, and premium finishes throughout. Enjoy outdoor living at its finest in the southwest-facing backyard, where you’ll be treated to breathtaking mountain views and spectacular sunsets. The low-maintenance yard is perfect for busy lifestyles—just relax and take in the scenery. The legal walkout basement suite offers a private entrance, full kitchen, and spacious bedroom—perfect for guests, in-laws, or added rental income. Don’t miss this rare opportunity to own a versatile, move-in ready home with every feature you’ve been looking for!