

**96 Heritage Heights  
Cochrane, Alberta****MLS # A2238136****\$565,000**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,639 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-MX
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to this beautiful detached 3-bedroom home in the highly desirable community of Heritage Hills, perfect for first time buyers or growing families! Featuring 9' ceilings, custom blinds, and a cozy gas fireplace with mantle, this home offers comfort and functionality throughout. Step into the open concept main floor with a spacious living and dining area, ideal for entertaining. The kitchen boasts granite countertops, stainless steel appliances, and plenty of extra storage to keep everything organized. Just off the kitchen, enjoy the expansive backyard deck, great for BBQs and summer gatherings. Upstairs, the primary suite offers a walk in closet and a 4-piece ensuite with a relaxing soaker tub. Two additional bedrooms each feature generous closet space, and a convenient upper level laundry area adds practicality. A second 4-piece bathroom completes this floor. The fully finished basement offers even more living space, perfect for a family room, home office, or rec area. Plus additional storage and a 2-piece bathroom. Located on a very quiet street, 96 Heritage Heights offers the perfect balance of peaceful living and convenient access to amenities. Just behind the home, construction is underway on the highly anticipated Horse Creek Sports Park—Cochrane's new multi-use sportsplex. This exciting addition to Heritage Hills will include walking paths, outdoor sports facilities, a community gathering space, and a future school site, all seamlessly integrated into the community. This well-appointed home is also within walking distance to nearby parks and only minutes from Downtown Cochrane's shops, cafés, restaurants, schools, and recreation facilities. You'll love the scenic walking paths along the Bow River, with Calgary and Canmore both less than an hour's drive away. Don't miss your chance to own

this thoughtfully located home in a growing and vibrant neighbourhood&mdash;book your private showing today!