

24 Heritage Vista Cochrane, Alberta

MLS # A2247643



\$509,999

Division:	Heritage Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,396 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: Dishwasher (Samsung), Entrance way hooks and Wire Racking, Corner Shelf in front hallway, curtain rods and curtains(as is), Blinds (as is), BBQ on Back PAtio, 3 White Floating Shelves in Ensuite Bathroom

Welcome to 24 Heritage Vista – Style, Space & Serenity in Heritage Hills Tucked in the heart of scenic Heritage Hills, this beautiful end-unit row home blends comfort, functionality, and modern style – with no condo fees. Offering nearly 1,400 sq. ft. of thoughtfully designed living, you’ll find 4 bedrooms and 2.5 bathrooms, including a fully finished bedroom in the partially developed basement – perfect for guests, a home office, or a quiet hideaway. The basement’s brand-new flooring creates a warm, inviting space ideal for movie nights or weekend lounging. The bright, open-concept main floor is flooded with natural light thanks to extra end-unit windows. The spacious living room flows seamlessly into the modern kitchen and dining area, featuring a large island, sleek appliances, and plenty of prep space – ideal for everyday living and entertaining. Upstairs, you’ll find three comfortable bedrooms, including a generous primary suite with a soaker tub ensuite – your own personal retreat. Top-floor laundry adds everyday convenience. Upgrades include: central air conditioning, water softener, single attached garage with storage. Step outside to a southwest-facing backyard that backs onto a green belt with beautiful mountain views. From sunrise coffee to sunset relaxation, this peaceful outdoor escape is yours to enjoy. Don’t wait – book your showing today!