\$809,000 - 113 Heritage Bay, Cochrane

MLS® #A2207105

\$809,000

4 Bedroom, 4.00 Bathroom, 1,906 sqft Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

MOUNTAIN VIEWs |WALKOUT |
NON-CONFORMING SUITE W/FULL
APPLIANCES | CENTRAL AIR | THREE
FIREPLACES

Welcome home to 113 Heritage Bay. This two-storey walkout home is perfect for someone wanting a fully functional suite that comes complete with five full-size appliances. Hardwood floors greet you upon entry, and the main floor is perfect for entertaining. Granite counters, a SMART fridge plus a SMART gas range with convection/air fry options, a gas fireplace, and lots of windows truly make this an excellent floor plan for gathering with friends and family. Enjoy the Rocky Mountains from the backside of the home, including the gorgeous view from the upper, full-length deck. The upper floor features a loft/office space, two bedrooms plus a generous sized primary with a 4-piece ensuite, another 4-piece bath, and the convenience of upper floor laundry with lots of shelving. The non-conforming walkout basement suite is perfect for those who want a self-contained, independent suite with ALL FULL-SIZED appliances. The basement suite gives you direct access to your own patio, an open kitchen and living room area with a gas fireplace, a large bedroom with a walk-in closet, and a 3-piece ensuite to complete it. This home is separated from others with a back lane, has central air, a double attached garage, and comes with many additional goods. Don't miss this opportunity and book your showing today. The community







of Heritage Hills has a fantastic community vibe, a commercial area, is slated for a high school, and will be home to the future Horse Creek Sports Park.

Built in 2010

Essential Information

MLS® # A2207105 Price \$809,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,906
Acres 0.11
Year Built 2010

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 113 Heritage Bay

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0L5

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High

Ceilings, Soaking Tub

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Bedroom, Electric, Gas, Living Room, Recreation Room, Mantle

Has Basement Yes

Basement Finished, Full, Suite, Walk-Out, Walk-Up To Grade

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Private Yard, Awning(s), Barbecue Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 5th, 2025

Days on Market 3

Zoning R-LD

Listing Details

Listing Office First Place Realty

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