

\$599,900 - 66 Heritage Circle, Cochrane

MLS® #A2248771

\$599,900

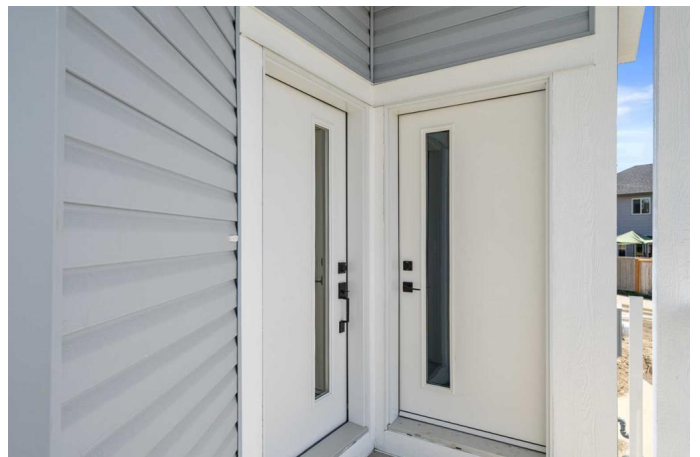
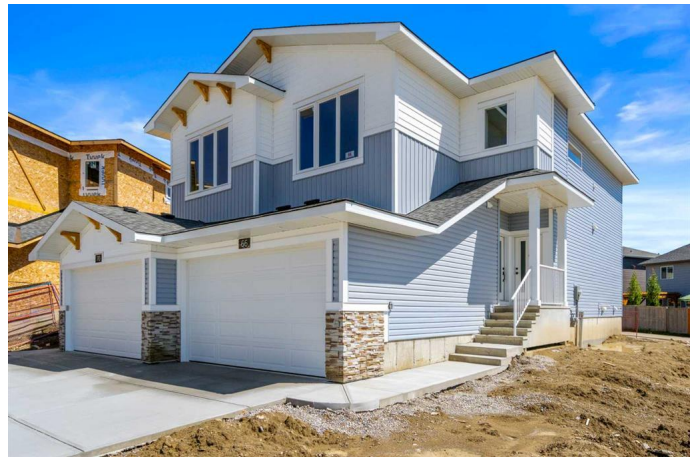
3 Bedroom, 3.00 Bathroom, 1,742 sqft

Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

BACK LANE ACCESS & EXTRA LARGE LOT!

Discover unparalleled modern living in this stunning, never-lived-in duplex, perfectly situated in Cochrane's prestigious and family-friendly Heritage Hills neighborhood. Offering 1742 sq ft of bright, open-concept design, high-end finishes, and incredible future potential, this home is ready for you to move in and customize your dream. Step Inside Your Dream Home. A welcoming foyer leads into a breathtaking open layout designed for effortless living and entertaining. Gourmet Kitchen is the heart of the home features sleek countertops, premium appliances, and ample storage – a chef's delight opening seamlessly to dining and living areas. Expansive windows throughout bathe the main floor in sunshine, highlighting the modern aesthetic and creating a warm, inviting atmosphere. The upper level features 3 bedrooms and a huge bonus room. The Luxurious Master bedroom boasting breathtaking mountain views, a 4-piece ensuite bathroom, and a generous walk-in closet. The additional 2 bedrooms are spacious and bright. A well-appointed 4-piece main bathroom serves the additional bedrooms. Dedicated upper-floor laundry room adds everyday convenience. That's not all, Attached front drive Double Garage provides shelter and secure parking. Huge opportunity awaits below! The unfinished basement features a separate entry. Awaiting your personal touches and vision! Imagine the



possibilities. The back lane access and large lot is extremely unique and no other lots has them both, can park your toys such as trailer, motor home, boat, etc. Heritage Hills offers peace, beautiful surroundings, and a welcoming community – ideal for families. Positioned with the majestic Rockies as your backdrop and easy access to Canmore, Banff, and Lake Louise. Cochrane is transforming into a major tourist destination, backed by significant town and provincial investment. Enjoy tranquility in Heritage Hill while benefiting from nearby growth. Approved Horse Creek Sports Park nearby promises even more recreation including High School. The potential here is truly amazing! Be the first to call this pristine property home. Everything is fresh and modern.

Built in 2024

Essential Information

MLS® #	A2248771
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,742
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	66 Heritage Circle
Subdivision	Heritage Hills.
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 3G9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	59
Zoning	R-MX

Listing Details

Listing Office	Century 21 Bravo Realty
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