

\$660,000 - 16 Heritage Green, Cochrane

MLS® #A2232209

\$660,000

3 Bedroom, 3.00 Bathroom, 2,035 sqft

Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

Welcome to 16 Heritage Green. Step into a home that truly delivers on every level and located in one of Cochrane's most desirable family-friendly communities, Heritage Hills. This beautifully maintained and extensively upgraded home backs onto a serene green space, offering privacy, tranquility, and the rare luxury of having no backyard neighbors. The mature, manicured landscaping creates an outdoor retreat that feels like your own private park, including full irrigation in the backyard, power awning with remote over the deck, a lovely custom pergola with a one-of-a-kind BBQ area, perfect for quiet mornings with your cup of coffee, backyard barbecues, or letting the kids play. The home has thoughtful upgrades throughout, with rich Brazilian olive hardwood flooring, upgraded stainless steel appliances, including a Viking Professional gas range with electric oven, and Vent-a Hood exhaust fan, stunning full-height distressed pine cabinetry, and granite countertops and convenient pantry. The open-concept layout flows into the dining area with views of the gorgeous backyard and then seamlessly into the living area, where a beautiful gas fireplace creates a cozy focal point. The spacious main floor laundry room and stylish two-piece powder room add to the home's functional layout and complete the main floor. Upstairs, you'll find a large bonus room with vaulted ceilings and enviable views of the mountains. The large primary suite features a spa like a five-piece



ensuite with double sinks, a corner soaker tub, and separate shower. Two additional well-sized bedrooms and another full bathroom complete the upper floor. The unfinished basement is ready for its new owner and your creative design plans with roughed in plumbing and bright windows. This gorgeous two story, double oversized heated attached garage home with private backyard will not last long, book your showing today!

Built in 2009

Essential Information

MLS® #	A2232209
Price	\$660,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,035
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Heritage Green
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Granite Counters, Open Floorplan, Vaulted Ceiling(s)
Appliances Central Air Conditioner, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Oven
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Awning(s), BBQ gas line, Private Yard
Lot Description Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, No Neighbours Behind, Private
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed June 21st, 2025
Days on Market 9
Zoning R-LD

Listing Details

Listing Office RE/MAX West Real Estate

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