

6 Heritage View Cochrane, Alberta

MLS # A2270660



\$568,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Heritage Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,682 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular | | |

| | | | |
|--------------------|---|-------------------|-------------|
| Heating: | Mid Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: TV mounted on wall in family room basement, Vanity cupboard under stairs closet in basement & white glass cabinet w/ cupboard in utility room (all new)

OPEN HOUSE DEC 7th, Sunday, 12-3PM...Welcome to this well-kept 2-storey home in the desirable community of Heritage Hills. Enjoy partial mountain views from the west-facing back deck and the charm of a family-friendly neighborhood just minutes from town and all amenities. Built in 2010, this home offers a bright, open layout with large windows and an abundance of natural light. The kitchen features rich dark wood cabinetry, a center island, and a large walk-through pantry leading to the convenient laundry/mudroom and back entrance. The main floor also includes an open-concept living area and a 2-piece bath. Upstairs, you'll find 3 bedrooms, including a spacious primary suite complete with a 5 piece ensuite featuring a tub, shower, and double sinks. A 4-piece bath completes the upper level. Durable lino flooring throughout the main and upper levels adds both style and easy maintenance. The fully developed walkout basement offers a bright, open living space with in-floor heating, a large 3-piece bath, and access to the south-facing backyard. Step outside to a fully fenced back yard, landscaped with apple and pear trees, a perfect space for relaxation or family gatherings. Additional features include a double attached garage, drywalled with built-in shelving and storage, and a low-maintenance front yard. This home has been immaculately cared for and is in excellent condition—move-in ready and waiting for its next family.