

# \$524,999 - 24 Heritage Vista, Cochrane

MLS® #A2225056

**\$524,999**

4 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

**\*\*Open House - Saturday June 21st and**

**Sunday June 22nd 12pm to 3:00pm**

**\*\*\*Welcome to 24 Heritage Vista - Nestled in the heart of the scenic Heritage Hills**

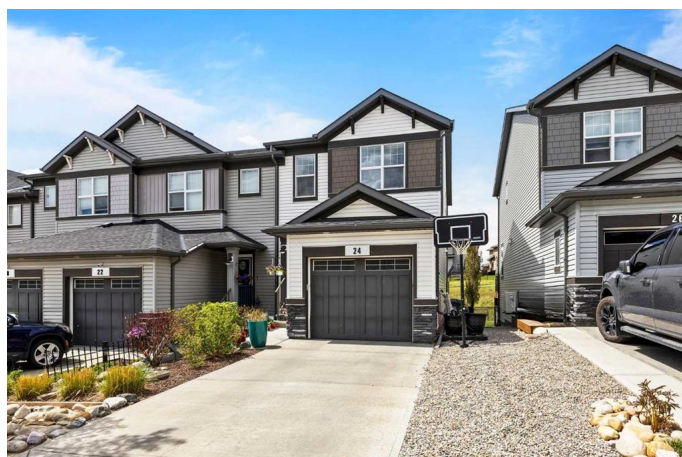
**community, this stunning end-unit row home offers the perfect balance of comfort, style, and functionality, with NO condo fees to worry about.**

Offering just under 1,400 sq ft of thoughtfully designed living space, this home features four bedrooms and 2.5 bathrooms, including a finished bedroom in the partially developed basement - an ideal space for guests, a home office, or a quiet retreat. The basement also features brand-new flooring in the rec room, adding a warm, inviting feel - perfect for cozy movie nights or relaxed weekends at home.

The main floor welcomes you with an open-concept layout full of natural light, enhanced by the extra windows you get with an end unit. The bright and spacious living area flows effortlessly into the modern kitchen and dining space - ideal for entertaining or simply enjoying time with family. The kitchen island offers ample prep space and seating, while sleek appliances blend style and function for today's busy lifestyle.

Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite complete with a relaxing soaker tub in the ensuite - the perfect way to unwind at the end of the day. Convenient top-floor laundry adds to the smart design of this home.

With a roughed-in bathroom already in place,



the basement is ready for your finishing touch  
â€” whether youâ€™re envisioning a  
playroom, home gym, or additional living  
space.

Additional modern upgrades include central air  
conditioning, energy-efficient LED lighting, and  
a water softener. A single attached garage  
provides secure parking and extra storage.  
And the best part? The southwest-facing  
backyard backs onto a tranquil ravine with  
beautiful mountain views. Whether itâ€™s  
sipping coffee on the patio or enjoying a quiet  
sunset, this outdoor space feels like your own  
private getaway.

This home is a must-see -perfect for first-time  
buyers, young families, or investors. Donâ€™t  
wait, book your showing today!

Built in 2017

**Essential Information**

MLS® #	A2225056
Price	\$524,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	24 Heritage Vista
Subdivision	Heritage Hills.
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 2N6

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	24
Zoning	R-MD

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.