

# \$589,900 - 138 Heritage Drive, Cochrane

MLS® #A2190515

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,709 sqft

Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

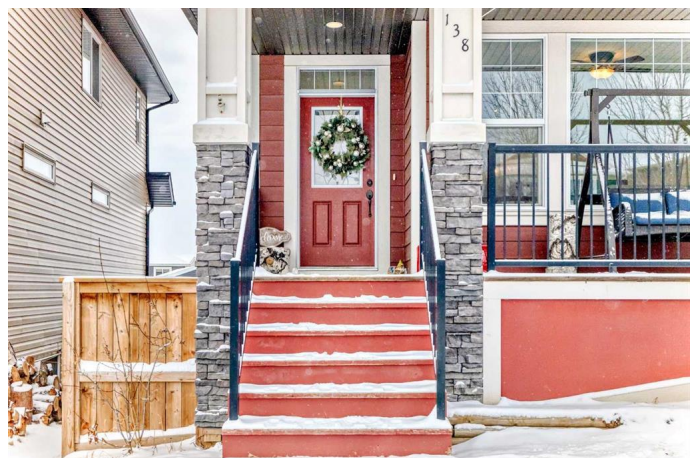
Welcome to 138 Heritage Drive—a charming home that seamlessly blends country appeal with modern conveniences in the desirable Heritage Hills community of Cochrane. This bright residence offers 4 bedrooms and 3.5 bathrooms, providing ample space for comfortable family living.

Inside, the main level features light flooring and an inviting atmosphere, complemented by a well-appointed kitchen with stainless steel appliances, granite countertops, and an induction stove. A convenient half bath adds to the ease of daily living.

Upstairs, you'll find three spacious bedrooms—including a vaulted primary bedroom with a private ensuite complete with a soaking tub and generous walk-in closet—and two additional bedrooms for the kids. A dedicated 4-piece bathroom serves the additional bedrooms, and the upstairs also includes a separate laundry room for added convenience.

The walkout basement expands your living space further with an elevated subfloor that maintains warmth year-round. This versatile area also features an extra bedroom, ideal for a guest room, home office, or accommodating an expanding family.

Outside, enjoy stunning mountain views and a west-facing backyard perfect for enjoying vibrant sunsets. Located near Ghost Lake and the mountains, the property offers easy access to outdoor activities such as hiking, skiing, snowboarding, and lake-based recreation.



138 Heritage Drive is a wonderful family home with endless potential. Schedule your viewing today and explore all the possibilities this property has to offer!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2190515    |
| Price          | \$589,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,709       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 138 Heritage Drive |
| Subdivision | Heritage Hills.    |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 0Y3            |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Stove,                                                                                                            |

|              |                          |
|--------------|--------------------------|
|              | Window Coverings         |
| Heating      | Forced Air               |
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                         |
| Lot Description   | Back Lane, Back Yard, Landscaped, Street Lighting, Sloped, Views |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 87                 |
| Zoning         | R-LD               |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Veritas Realty |
|----------------|----------------|

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