

**63 Heritage Court
Cochrane, Alberta**

MLS # A2288398



\$740,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,112 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions:	NA
--------------------	----

Discover the perfect blend of space, efficiency, and location in this impressive home in Cochrane's popular Heritage Hills community. Tucked away on a peaceful street and sitting on a generously sized lot, this property offers the kind of everyday comfort and practicality that makes a house truly feel like home. Designed with modern living in mind, the main level offers an airy, connected layout that makes both hosting and day-to-day life feel effortless. At the heart of the home is a well-appointed kitchen with a large centre island, overlooking the adjoining dining and living spaces so you're always part of the conversation. Whether you're entertaining guests or enjoying a quiet night in, the layout is both functional and welcoming. The upper floor continues to impress with a spacious bonus room that can easily serve as a family lounge, kids' hangout, or home office. The primary bedroom is a comfortable retreat, complete with a walk-in closet and a beautifully designed ensuite that adds a touch of everyday luxury. This home also offers a major practical advantage with its solar panel system, delivering meaningful energy savings throughout much of the year. The sellers have found it to be especially cost-effective, with electricity expenses largely offset during the warmer months, adding long-term value and efficiency to the home. Heritage Hills is a growing and well-connected community loved for its convenience and family-friendly atmosphere. Residents enjoy nearby pathways, green spaces, childcare options, dining, shopping, and fitness amenities, with exciting future developments including Horse Creek Sports Park and Heritage High School set to further enhance the area. With Calgary roughly 30 minutes away and the mountains within easy reach, this location offers an ideal balance of accessibility and adventure. A fantastic

opportunity to own a thoughtfully designed home in one of Cochrane’s established and expanding neighbourhoods. Arrange your private viewing and see what makes this property such a standout.