

17 Heritage Vista Cochrane, Alberta

MLS # A2163190



\$499,900

Division:	Heritage Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Street Lighting, Rectangular		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting		

Inclusions: fridge in basement, Portable AC unit

Experience the perfect fusion of modern convenience and timeless charm in this well-maintained 3 bed, 2.5 bath townhouse nestled in Heritage Hills. Designed with function in mind, this home offers a range of impressive features at an affordable price with NO CONDO FEES. The modern kitchen is a highlight, featuring a large quartz island perfect for hosting, stainless steel appliances (including an upgraded fridge), and classic white shaker cabinets. The cozy living room includes a built-in TV niche and sliding patio door that opens to a back deck, where you can soak up the morning sun. Upstairs, the primary suite comes with a walk-in closet and a four-piece ensuite, while two more bedrooms share an additional four-piece bathroom. You'll also appreciate the upper-level laundry room with ample storage. The unfinished basement is a blank canvas for you to customize as you like. Additional perks include a single attached garage, proximity to an off-leash dog park, walking paths, and easy access to main transit routes—all with no condo fees! Book your private viewing today!