

159 Heritage View
Cochrane, Alberta

MLS # A2164737



\$699,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s)

Inclusions: n/a

Imagine pulling into your spacious 3-car garage after a busy day of school pickups and playdates. Inside, your 3-bedroom, 2.5-bathroom home will welcome you with warmth and charm, making it feel just right from the start. The heart of the home is the large kitchen, where morning pancakes turn into family traditions. The living room, with its cozy fireplace, is perfect for unwinding, sharing laughs, or relaxing after a long day. With central air conditioning, you'll stay cool and comfortable all summer long. Upstairs, the primary bedroom offers a private retreat with an ensuite featuring a double sink vanity and a roomy walk-in closet. Plus, the convenient upstairs laundry makes chores a breeze. The walk-out basement offers you a blank canvas; with space ideal for a future game room, office, or extra bedroom as your family grows. Outside, your fully fenced backyard with deck and patio is bordered by lanes on the side and back and provides an amazing space perfect for BBQs, playtime, or quiet moments. Located in the friendly neighborhood of Heritage Hill, home to numerous playgrounds and walking paths, this home has everything you need to keep your family happy. This isn't just a house; it's where your family's next chapter begins. Come see it for yourself, imagine the memories waiting to be made, and Let's make YOUR dreams... Realty!