

# \$735,000 - 5 Heritage Park, Cochrane

MLS® #A2226342

## \$735,000

3 Bedroom, 3.00 Bathroom, 1,990 sqft  
Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

Welcome to this stunning new build nestled in the coveted Heritage Hills subdivision of Cochrane. From the moment you enter, youâ€™re welcomed by 9-foot ceilings and an open-concept layout that effortlessly connects the living and kitchen areas. The kitchen is a chefâ€™s delight, featuring quartz countertops and sleek, integrated fixtures. A cozy gas fireplace anchors the living room, creating the perfect space for relaxation and entertaining.

Step outside to enjoy the upper Duradek deck or the covered patio below, both ideal for outdoor gatherings. Natural gas lines are conveniently located on both patios, making it easy to set up a BBQ or fire table. An extra concrete pad has already been poured, ready for your future hot tub. The home also includes air conditioning, ensuring year-round comfort.

Upstairs, the primary suite offers a peaceful retreat with a luxurious 5-piece ensuite featuring a custom tiled shower, a soaker tub, and quartz countertops. Two additional bedrooms, a full bathroom, and a spacious bonus room provide ample space for family or guests.

The unfinished walkout basement opens directly onto a beautifully landscaped green space, offering privacy and a tranquil backdrop. Whether you envision a home gym, media room, or additional living space, the basement provides the flexibility to make it



your own.

Situated in one of Cochrane’s most desirable communities, this home combines thoughtful design, premium finishes, and an unbeatable location. It’s the perfect place to settle in and enjoy everything Heritage Hills has to offer.

Built in 2023

**Essential Information**

MLS® #	A2226342
Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,990
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	5 Heritage Park
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3G8

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop, Electric Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

## Additional Information

Date Listed	May 30th, 2025
Days on Market	17
Zoning	R-MX

## Listing Details

Listing Office	Real Broker
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