

**64 Heritage Lane**  
**Cochrane, Alberta**

**MLS # A2180042**



**\$549,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Heritage Hills   |               |                  |
| <b>Type:</b>     | Residential/Four Plex                                    |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,424 sq.ft.   | <b>Age:</b>   | 2022 (2 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached                                   |               |                  |
| <b>Lot Size:</b> | 0.06 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Rectangular Lot |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Double Vanity, Kitchen Island, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

**\*\*OPEN HOUSES CANCELLED \*\*** Mountain views, end unit, spacious yard, attached garage, side entry and a top notch layout, what more could you ask for in your stunning Heritage Hills townhome! Perched atop of the hill, on the west side of town, Heritage Hills offers the perfect blend of views, family friendly atmosphere and amenities including a dental office, liquor store, Aama Nepalese Cuisine, Anytime Fitness and a daycare. In a neighborhood with parks, community garden and a strong sense of community spirit, Heritage Hills is an amazing place to call home. Whether you're looking to downsize or purchase your first home, you'll find everything you need in this stunning 1423 sq.ft., 3 bedroom home with side entrance. From the moment you walk-in you'll notice your spacious entry leading right into your open concept kitchen, living & dining with majestic views of the mountains, steps from the park & walking trails. A bright kitchen, with a large island, quartz counters and tons of storage, you'll love it here. Moving upstairs, you will find a gorgeous primary suite with mountain views, ensuite with double sinks, and the best part - your very own deck with mountain views. The second floor is complete with an additional full bath, two bedrooms & laundry. Your unfinished basement with a separate side entrance is ready for your development with unlimited potential! With impressive mountain views and no rear neighbours, this is a rare find for the price point in Cochrane! Don't miss out on the opportunity to call this remarkable house your home!