

**76 Heritage Hill**  
**Cochrane, Alberta**

**MLS # A2206645**



**\$668,000**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,862 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Garage Shelving, Workbench

Situated in the scenic community of Heritage Hills, this 4 bedroom, 3.5 bathroom home is a perfect fusion of comfort and practicality. Boasting over 2,500 sq. ft. of well-appointed living space, a fully finished basement, and a thoughtfully designed backyard with gas BBQ hookup, this home is ideal for those who appreciate both indoor refinement and outdoor tranquility. The main floor welcomes you with soaring 9' ceilings and an abundance of natural light that enhances the home's airy ambiance. The spacious living area invites relaxation, while the dining space seamlessly connects to the backyard, making entertaining effortless. The kitchen is a showpiece, featuring sleek granite countertops, high-end stainless steel appliances, a pantry, and an oversized island with seating, perfect for casual gatherings. Custom cabinetry with soft-close functionality provides ample storage while adding a touch of sophistication. Ascending to the upper level, a versatile bonus room offers endless possibilities—a cozy lounge, a playroom, or a stylish home office. The primary suite is a private sanctuary, complete with a walk-in closet and a luxurious ensuite showcasing a deep soaking tub, dual vanities with updated lighting, and a glass-enclosed shower. Two additional well-sized bedrooms, a full bathroom, and a convenient upstairs laundry room enhance the home's practical appeal. The finished basement extends the home's livability, offering a comfortable guest retreat with a fourth bedroom, a full bathroom, and a cozy recreation space, ideal for movie nights or a fitness area. Step outside to an expansive, sun-drenched SW-facing backyard, designed for both relaxation and recreation. The huge newly painted deck with privacy wall and raised patio, provides the perfect setting for dining, while the dedicated dog run ensures a secure space for

pets. A lush garden area allows you to cultivate your favorite flowers, raspberries or fresh produce, creating a backyard retreat that feels both functional and serene. Enjoy a double attached garage with loads of storage, shelving and a built-in workbench. Situated in a peaceful street with quick access to parks, walking trails, and Cochrane's many amenities, this home is a rare gem. With its well-crafted design, intelligent layout, and inviting outdoor spaces this home is a true standout.