

# \$398,500 - 65, 28 Heritage Drive, Cochrane

MLS® #A2196840

**\$398,500**

2 Bedroom, 3.00 Bathroom, 1,456 sqft  
Residential on 0.03 Acres

Heritage Hills., Cochrane, Alberta

This Heritage Hills home offers a perfect blend of comfort and functionality, starting with a convenient single attached garage and welcoming foyer on the entry level. The first floor showcases a spacious great room with high ceilings and oversized windows that flood the space with natural light, creating a bright and open atmosphere. With its west-facing orientation, the great room opens up to a balcony that offers breathtaking views of the Rocky Mountains – a perfect spot for relaxation or entertaining. On the second level, you'll find a well-appointed kitchen, dining area, and a handy 2-piece bath for guests. The layout is ideal for both everyday living and hosting gatherings. The upper level is dedicated to privacy, featuring two generous bedrooms, each with its own ensuite bathroom, providing a personal retreat for each resident. The walkout basement offers a spacious rec room, perfect for unwinding or family activities, and comes equipped with a stacked washer and dryer for added convenience. This beautiful home is located in the family-friendly community of Heritage Hills with easy access to Highway 1A, local businesses, and future Horse Creek Sports Park. Max 2 pets per household, and are subject to board approval. Book your viewing today, and discover why LIVING in Cochrane is LOVING where you LIVE

Built in 2008



## Essential Information

MLS® #	A2196840
Price	\$398,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	65, 28 Heritage Drive
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0K1

## Amenities

Amenities	Snow Removal, Visitor Parking, Trash
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	18
Zoning	R-MD

### **Listing Details**

Listing Office	Royal LePage Benchmark
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