



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**243 HERITAGE Heights, Cochrane T4C3A7**

MLS®#: **A2196719**

Area: **Heritage Hills**

Listing Date: **02/24/25**

List Price: **\$629,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Cochrane**

Abv Sqft:

**1,566**

Year Built:

**2023**

Low Sqft:

Ttl Sqft:

**1,566**

Lot Information

Lot Sz Ar:

**2,691 sqft**

Lot Shape:

DOM

**0**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**4 Level Split, Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot  
Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone, Vinyl Siding**

Flooring:

**Carpet, Laminate, Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**

Int Feat:

**Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Tankless Hot Water**

Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     |
|--------------------------|--------------|-----------------------|
| <b>Kitchen</b>           | <b>Main</b>  | <b>25`8" x 44`3"</b>  |
| <b>Living Room</b>       | <b>Main</b>  | <b>62`7" x 35`10"</b> |
| <b>Bedroom - Primary</b> | <b>Third</b> | <b>34`2" x 50`10"</b> |
| <b>Bedroom</b>           | <b>Third</b> | <b>28`9" x 32`7"</b>  |
| <b>3pc Bathroom</b>      | <b>Third</b> | <b>26`10" x 16`2"</b> |
| <b>2pc Bathroom</b>      | <b>Main</b>  | <b>13`1" x 21`7"</b>  |

| <u>Room</u>         | <u>Level</u>    | <u>Dimensions</u>     |
|---------------------|-----------------|-----------------------|
| <b>Dining Room</b>  | <b>Main</b>     | <b>36`8" x 44`3"</b>  |
| <b>Family Room</b>  | <b>Second</b>   | <b>39`4" x 48`2"</b>  |
| <b>Bedroom</b>      | <b>Third</b>    | <b>31`2" x 39`11"</b> |
| <b>4pc Bathroom</b> | <b>Third</b>    | <b>16`2" x 27`1"</b>  |
| <b>Foyer</b>        | <b>Main</b>     | <b>47`10" x 25`8"</b> |
| <b>Game Room</b>    | <b>Basement</b> | <b>30`1" x 88`0"</b>  |

**Bedroom  
Furnace/Utility Room**

**Basement  
Basement**

**29`0" x 35`10"  
34`5" x 21`11"**

**3pc Bathroom**

**Basement**

**28`5" x 16`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Mx**

**2211154**

Remarks

Pub Rmks:

**Welcome to 243 Heritage Heights, a beautifully designed 4-level split, three-bedroom, four-bathroom home that perfectly blends modern elegance with everyday comfort. Step inside to discover luxury vinyl plank and plush carpet flooring throughout, offering both style and durability. The bright and spacious kitchen features stainless steel appliances, sleek granite countertops, and ample cabinetry for all your storage needs. The inviting living area boasts an electric fireplace, creating a warm and cozy atmosphere for relaxing or entertaining. This room overlooks the deck, back yard and green space to the north that is zoned for parks and recreation. The generously sized bedrooms upstairs provide plenty of space, with the primary suite offering a private ensuite and walk in closet. With a south-facing orientation, this home is bathed in natural light all day long, making every space feel open and airy. The stacked washer and dryer on the upper level is super convenient. The lower level has another bedroom, full washroom and family room with a walk-out to the back yard. Double attached garage holds two cars. Don't miss the chance to own this exceptional home, contact us today to book a showing!**

Inclusions:  
Property Listed By:

**1 TV Wall mount  
Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**243 Heritage Hts, Cochrane, AB**

Main Building Total Exterior Area Above Grade 1056.00 sq ft



While regions are included from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED 2026/02/22

