

# \$755,499 - 63 Heritage Court, Cochrane

MLS® #A2257011

**\$755,499**

4 Bedroom, 4.00 Bathroom, 2,118 sqft  
Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

Welcome to your dream home in the sought-after community of Heritage Hills, Cochrane! This beautiful front double attached garage residence blends style, comfort, and functionality, all while offering the perfect backdrop of mountain living.

Set on a quiet street and oversized lot this home provides easy access to walking paths and parks, and is conveniently close to all of Heritage Hills amenities including Child Care Centres, Restaurants, convenience stores, and gym facilities. Looking ahead, residents will enjoy the Future Horse Creek Sports Park and Future Heritage High School—making this a community designed for both today and tomorrow.

Inside, the open-concept main floor boasts a bright and spacious layout, perfect for entertaining or everyday living. The kitchen features a large island and flows seamlessly into the dining and living areas. Upstairs, you'll find a generous bonus room, along with a relaxing primary suite complete with a walk-in closet and spa-inspired ensuite. A standout feature of this home is the solar panel system, which the current owners have found to be highly economical—covering their electricity needs from April through October and offering significant savings.

Beyond the home itself, the location is unmatched: just a quick 40-minute drive to the mountains and 30 minutes to Calgary, combining urban convenience with outdoor adventure.



Come home to Heritage Hills, where comfort, efficiency, and lifestyle meet. Book your showing today and experience all this incredible property has to offer!

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257011    |
| Price          | \$755,499   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,118       |
| Acres          | 0.11        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 63 Heritage Court |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2N5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood,                                    |

|                 |                                        |
|-----------------|----------------------------------------|
|                 | Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                             |
| Cooling         | None                                   |
| Fireplace       | Yes                                    |
| # of Fireplaces | 1                                      |
| Fireplaces      | Electric                               |
| Has Basement    | Yes                                    |
| Basement        | Finished, Full, Walk-Out               |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 35                   |
| Zoning         | R-MX                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.