

# \$749,900 - 127 Heritage Court, Cochrane

MLS® #A2226116

## \$749,900

3 Bedroom, 3.00 Bathroom, 2,162 sqft

Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

Brand new home built by Homes by Fifty Six, located in Heritage Hills of Cochrane. This home is loaded with upgrades & features which include: quartz, LVP, Tile, stone facing gas Fireplace, oversized garage, 9' ceilings main & lower, walk through pantry, lots of windows allowing loads of natural lighting, open to below foyer & much more. The main floor features a den, 2c bath, spacious great room with fireplace & a good size kitchen that offers an island, walk through pantry & breakfast nook that has access to the yard that over looks the greenspace. The upper floor features a large bonus room, 4pc bath, laundry & 3 good size bedrooms. The primary bedroom offers a walk in closet & full ensuite. The lower level is awaiting your ideas. Backing onto future school site/green space. Heritage Hills offers a blend of small-town charm and modern amenities. Residents enjoy access to parks, green spaces, and local conveniences such as Mountain Ridge Plaza, which hosts services like a pharmacy, fitness center, and dining options. The community is served by designated schools including Glenbow Elementary, Mitford School, and Bow Valley High School. With its tranquil atmosphere and proximity to both Calgary and outdoor recreational areas, Heritage Hills is an attractive choice for families and individuals seeking a balanced lifestyle. Fifty6 is devoted to the craft of legendary home-building. With a heritage dating back to 1956, building on the past and bringing a modern perspective to



homebuilding and design. Click on link to view 3D walkthrough.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226116    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,162       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 127 Heritage Court |
| Subdivision | Heritage Hills.    |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2N4            |

**Amenities**

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

**Interior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks |
| Appliances        | Microwave                                                                    |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Great Room  |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt         |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 67             |
| Zoning         | R-1            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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