

\$649,900 - 181 Heritage Drive, Cochrane

MLS® #A2235273

\$649,900

4 Bedroom, 4.00 Bathroom, 1,709 sqft

Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

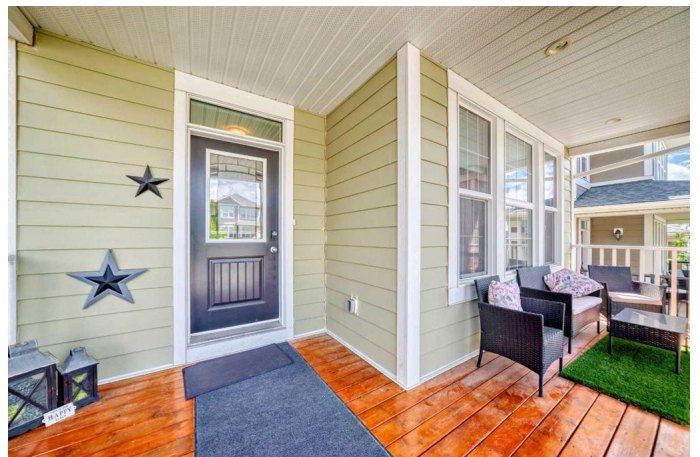
Welcome to 181 Heritage Drive, Cochrane –
Where Comfort Meets Convenience!

This beautifully upgraded home in the community of Heritage Hills offers over 2,400 sq. ft. of total living space, with 4 bedrooms and 3.5 bathrooms, perfect for families of all sizes. Additionally, there is a heated oversized double detached garage!

Inside, you'll find custom California Closets, including a thoughtfully designed walk-in master closet that blends luxury with everyday functionality. The fully finished walk-out basement adds incredible flexibility – featuring a fully contained basement with a private entrance, full bathroom with heated flooring, bedroom, living room, and a full kitchen – all thoughtfully laid out. This space is currently tenant-occupied, and the tenant would love to stay, making it an excellent mortgage helper or multi-generational living option.

Enjoy sweeping views of Cochrane from your upgraded patio featuring durable Dura Deck, perfect for morning coffee or evening entertaining.

Located just steps away from two brand-new schools and a future recreation centre currently under development north of Heritage Hills, this home is perfectly positioned for growing families. Plus, you're only minutes from the mountains with quick access to Canmore and Banff for weekend getaways.



To top it all off, this home features a heated, oversized garage, ideal for storing your gear, tools, or setting up a workshop space.

Stylish, spacious, and set in a family-friendly neighborhood – 181 Heritage Drive is ready to welcome you home. Book your private viewing today!

Built in 2014

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2235273 |
| Price | \$649,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,709 |
| Acres | 0.08 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 181 Heritage Drive |
| Subdivision | Heritage Hills. |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0Y3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 7th, 2025 |
| Days on Market | 10 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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