

# \$765,000 - 63 Heritage Court, Cochrane

MLS® #A2234252

**\$765,000**

4 Bedroom, 4.00 Bathroom, 2,118 sqft

Residential on 0.11 Acres

Heritage Hills., Cochrane, Alberta

Welcome to 63 Heritage Court, a beautifully designed 4-bedroom, 4-bathroom fully finished walkout home offering over 2,100 sq ft above grade in the sought-after community of Heritage Hills. This spacious home features a double attached garage, a bright and open main floor with a large kitchen, and a cozy living room complete with an electric fireplace and tons of natural light. Step out onto the balcony with a charming gazebo—perfect for relaxing or entertaining—with stairs leading down to the fully fenced backyard. This property improves sustainable living and improves utility costs by including solar panels already installed!

Upstairs, enjoy a generous bonus room, while the primary suite offers a double vanity, soaker tub, and separate shower. The home also features a finished walkout basement with a kitchen and a separate side entrance for added convenience.

Some furniture is available for sale—please contact the listing agent for details.

This versatile and well-appointed home is a must-see!

Built in 2019

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2234252    |
| Price          | \$765,000   |
| 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, Driveway |
| # of Garages   | 4                                |

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

**Exterior**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 66              |
| Zoning         | R-MX            |

**Listing Details**

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

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