

\$499,900 - 32 Heritage Lane, Cochrane

MLS® #A2261936

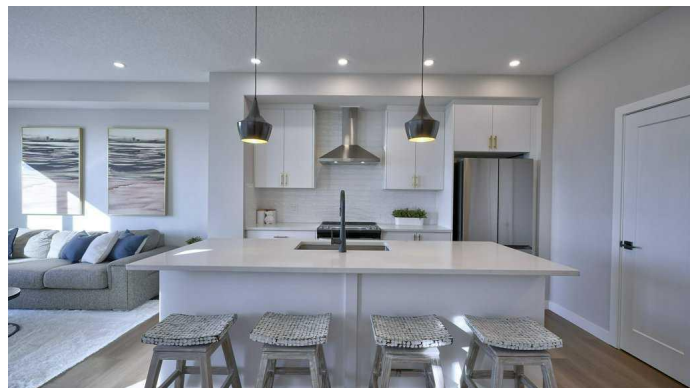
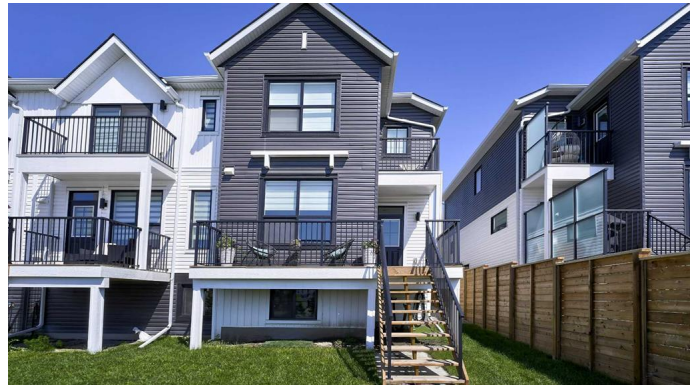
\$499,900

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

MOUNTAIN VIEWS | SOUTH-FACING BACKYARD | BACKING ONTO GREENSPACE | END UNIT | NO CONDO FEES. This stunning home combines a dream location with modern luxury—just like new! The bright, open-concept main level feels like a show home, featuring a large quartz island, full-length white cabinetry, sleek subway tile backsplash, gold hardware, modern lighting, stainless steel appliances, and a pantry. Knockdown 9-ft ceilings, pot lights, and luxury vinyl plank flooring add to the upscale feel. A convenient main floor half bath completes the space. Enjoy incredible views from every level with no neighbours behind. The sun-drenched living room offers direct access to the south-facing backyard, backing onto greenspace and pathways that weave throughout the community. Added luxury of motorized blinds on main floor and stairwell. Upstairs, the primary retreat is a true sanctuary with a walk-in closet, private balcony overlooking Cochrane and the mountains, and a spa-inspired 5-piece ensuite with dual quartz vanity, glass shower, and deep soaker tub. Two additional bedrooms share a full bathroom (also with quartz countertops), and the upper-level laundry closet adds everyday convenience. The home also features a separate side entrance leading to an undeveloped basement—perfect for storage or future customization. With NO CONDO FEES, mountain views, and a prime location backing onto a park and greenspace, this



property offers the perfect blend of tranquility and modern design. OPEN HOUSE Sunday Oct 5th (noon-2 pm)

Built in 2022

Essential Information

MLS® #	A2261936
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	32 Heritage Lane
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3A6

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	21
Zoning	R-MX

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.