

# \$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 gazeboâ€”perfect for relaxing or entertainingâ€”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 saleâ€”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	71
Zoning	R-MX

**Listing Details**

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

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.