

# \$629,900 - 137 Heritage Bay, Cochrane

MLS® #A2263291

**\$629,900**

3 Bedroom, 4.00 Bathroom, 1,378 sqft

Residential on 0.09 Acres

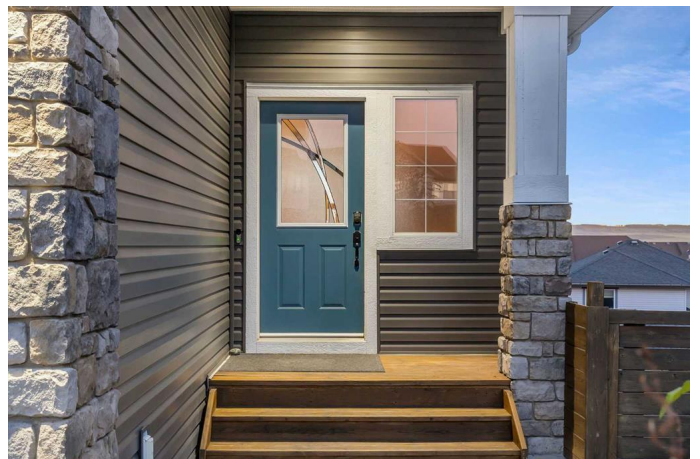
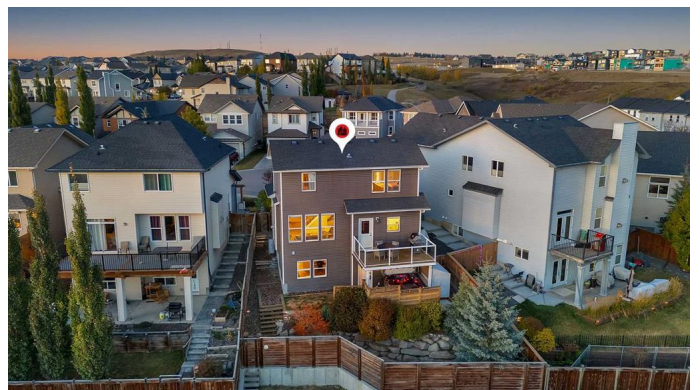
Heritage Hills., Cochrane, Alberta

Perched on a quiet cul-de-sac, this home offers sweeping west-facing views over rolling hills and the snow-capped Rocky Mountains. From the moment you arrive, there's a sense of space, light, and comfort that makes this property stand out.

Inside, the open-concept main floor is bright and welcoming. The living room features a striking floor-to-ceiling rock fireplace, creating a warm focal point for everyday living or entertaining. Large windows flood the space with natural light and frame stunning mountain and hill views. The dining area flows into a spacious kitchen with granite countertops, sleek stainless steel appliances, travertine tile, and plenty of cabinetry. A convenient powder room and access to the deck with glass railings allow you to take in the full, unobstructed view while enjoying privacy and outdoor living.

Upstairs, the primary suite feels like a private retreat with vaulted ceilings, generous space for a king bed, and more west-facing views. A well-appointed ensuite and walk-in closet add comfort and convenience. Two great-sized additional bedrooms, a full bathroom, and a laundry room complete the upper level, making it an excellent layout for families or guests.

The fully finished walk-out basement provides flexibility, featuring a large rec room, full bathroom, and potential for a separate living



area with its own access and a parking area off the back lane. This space can be used for guests, hobbies, a home office, or additional living quarters.

Throughout the home, thoughtful upgrades stand out, such as new vinyl flooring, fresh paint, tall baseboards, crown moulding around door frames, and abundant windows that keep every room light and bright. Outside, the walk-out level opens to a landscaped yard with extensive rockwork and level green space. A hot tub sits just steps away, and below is a lower garden area with mature shrubs where you can gaze up and admire your surroundings.

Located in Heritage Hills, near a newly proposed grocery store and close to local schools, this property combines privacy and convenience with quick access to Highway 1A for easy mountain getaways. This is where comfort meets breathtaking views, creating the perfect place to call home. Experience the beauty and calm of Heritage Hills living.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263291    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,378       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 137 Heritage Bay  |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0L5           |

### Amenities

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

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                                            |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | BBQ gas line                                        |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Views |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 23                 |
| Zoning         | R-LD               |

### Listing Details

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