

\$899,000 - 33 Heritage Park, Cochrane

MLS® #A2269768

\$899,000

5 Bedroom, 4.00 Bathroom, 2,441 sqft
Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

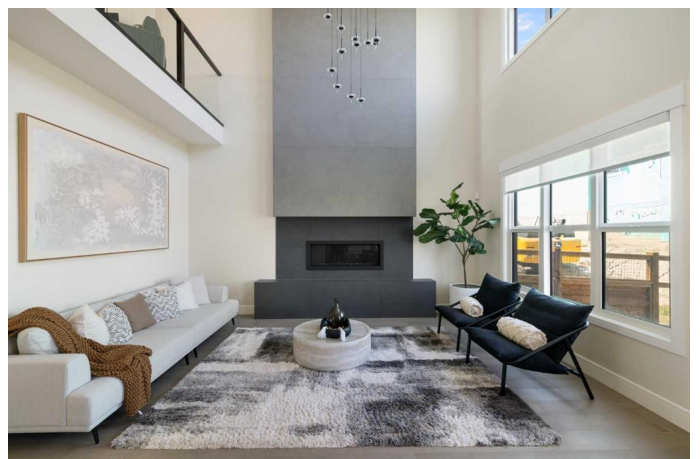
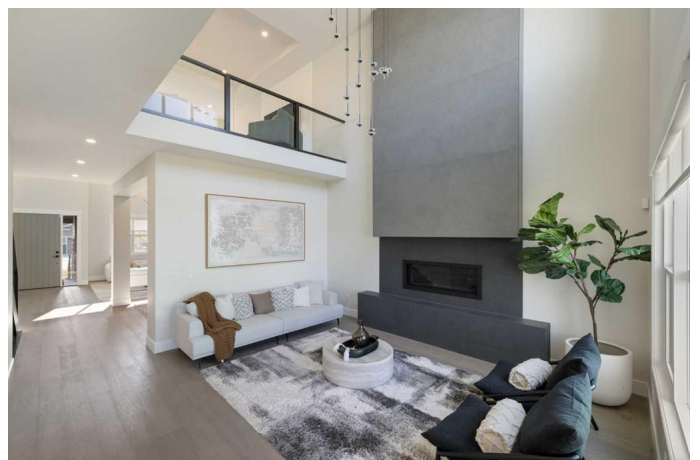
Discover elevated living in Heritage Hills, Cochrane, with this beautifully crafted 2,400 sq ft home by Green Cedar Homes. Featuring 5 bedrooms, 3.5 bathrooms, a fully developed walk-out basement, and a gas fireplace, this residence combines modern style, functionality, and family-focused design.

The open-concept main floor is bright and inviting, anchored by a chef-inspired kitchen with premium finishes, quartz counters, and a central island that flows seamlessly into the dining and living areas. The gas fireplace in the living room provides a cozy focal point, perfect for relaxing evenings or entertaining guests. A flex space on the main floor adds versatility for a home office, study, or formal sitting area, while thoughtful details like a walk-through pantry and mudroom elevate everyday living.

Upstairs, the primary suite is a private retreat with a spa-inspired ensuite, dual vanities, a freestanding soaking tub, and a generous walk-in closet. Two additional bedrooms and a full bath complete the second floor, offering comfortable space for family.

The walk-out basement adds incredible value and flexibility, featuring two bedrooms, a full bathroom, and a spacious family room—ideal for teens, guests, or multi-generational living.

Located in Heritage Hills, residents enjoy



parks, walking trails, playgrounds, and panoramic views of the Rockies, all just minutes from Cochrane’s amenities.

Built in 2025

Essential Information

MLS® #	A2269768
Price	\$899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,441
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	33 Heritage Park
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3G9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	6
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.