

# \$549,000 - 178 Heritage Circle, Cochrane

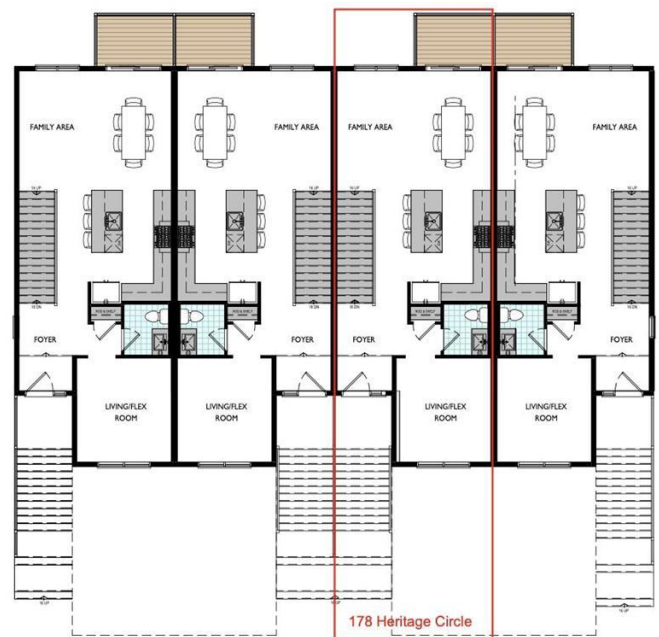
MLS® #A2193513

**\$549,000**

4 Bedroom, 4.00 Bathroom, 1,532 sqft  
Residential on 0.05 Acres

Heritage Hills., Cochrane, Alberta

Stunning 2-Story Townhouse: A Rare Find with NO CONDO FEE, Private Backyard, and FINISHED BASEMENT. This exceptional 2-story townhouse that stands out from the rest with its unique features, offering the convenience and privacy of a single-family home. With an impressive 1,900+ square feet of living space, this spacious townhouse boasts 4 bedrooms, 3.5 bathrooms, and a fully finished basement. The main level is ideal for both family living and entertaining, with an open concept layout that combines the kitchen, dining area, and living room in a seamless flow. Large windows let in an abundance of natural light, creating an airy and bright environment throughout. The well-appointed kitchen features modern appliances, sleek cabinetry, a large center island, and plenty of counter space for meal preparation. Whether you're cooking for family or hosting a gathering, this kitchen offers the perfect setup. The adjoining dining area is spacious enough for family dinners and entertaining guests. This townhouse offers an ideal living space for families, individuals, and anyone looking for a home that is both functional and stylish. This property offers the ideal balance of space, privacy, and convenience, making it the perfect place to call home for years to come. Don't miss the opportunity to own this one-of-a-kind townhouse. \*\*\*Please Note: The house will be ready for possession around Fall 2025\*\*\*



Built in 2025

## Essential Information

MLS® #	A2193513
Price	\$549,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,532
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	178 Heritage Circle
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3G9

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	55
Zoning	R-MD

### **Listing Details**

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

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.