\$579,000 - 90 Heritage Circle, Cochrane

MLS® #A2267772

\$579,000

3 Bedroom, 3.00 Bathroom, 1,734 sqft Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Nestled in the NEW COMMUNITY of HERITAGE HILLS in Cochrane, this BRIGHT. BEAUTIFUL, NEVER-LIVED-IN DUPLEX offers 3 bedrooms, 2.5 bathrooms, and a DOUBLE ATTACHED GARAGE, providing the perfect blend of modern comfort and stylish design. The main floor delights with LARGE WINDOWS that flood the space with natural light, 9-foot ceilings, and durable LVP flooring throughout. The OPEN-CONCEPT LAYOUT showcases a SPACIOUS KITCHEN featuring STAINLESS STEEL APPLIANCES, kitchen island, QUARTZ COUNTERTOPS, and a PANTRY, all drawn together by a seamless flow into the living area. The living room is accented with a beautiful TILED FEATURE WALL with ELECTRIC FIREPLACE, creating a cozy yet contemporary focal point for the home. Balcony doors lead to your back DECK where you can relax, barbeque and entertain your guests. Upstairs, you'II find a good-sized BONUS ROOM ideal for a media or play space, a GENEROUS SIZED PRIMARY BEDROOM with a WALK-IN CLOSET and a 4-PIECE ENSUITE, plus two additional bedrooms and a laundry room for everyday convenience. The basement is ready for your personal development, offering endless potential. Heritage Hills is a brand-new community conveniently located near Mountain Ridge Plaza, where you'II find a grocery store, restaurants, a gym, a pharmacy, a dental clinic, and a daycare. Cochrane offers an easy commute to Calgary







while providing quick access to the mountains for weekend escapes. This home is a great opportunity to enjoy modern living in a vibrant new neighborhood. DON'T MISS THE OPPORTUNITY TO MAKE THIS YOUR NEW HOME! BOOK A SHOWING TODAY...

Built in 2025

Essential Information

MLS® # A2267772 Price \$579,000

Bedrooms3Bathrooms3.00Full Baths2Half Baths1

Square Footage 1,734 Acres 0.06 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 90 Heritage Circle

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C3G9

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features Other

Lot Description Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 31st, 2025

Days on Market 4

Zoning R-MX

Listing Details

Listing Office CIR 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.