

\$819,000 - 98 Heritage Landing, Cochrane

MLS® #A2234457

\$819,000

4 Bedroom, 4.00 Bathroom, 2,330 sqft

Residential on 0.14 Acres

Heritage Hills., Cochrane, Alberta

Welcome to 98 HeritageÂ – a truly breathtaking property nestled in the heart of Heritage Hills, ready to welcome its next family home.

Perched on one of the largest lots in the community, this exceptional home offers unobstructed mountain viewsâ– even with future development. The beautifully landscaped backyard showcases over 2,500 sq ft of lush sod, a custom she-shed, new maple trees, planter boxes for your dream garden, and both an upper and lower deckâ– perfect for relaxing or entertaining. Inside, a thoughtful and functional floorplan awaits, featuring over \$100,000 in recent upgrades. The main floor is anchored by an entertainerâ™s dream kitchen with quartz countertops, an extended island, and top-of-the-line stainless steel appliances. A spacious open living area with custom built-ins and a fireplace, a dedicated home office, and refinished maple hardwood floors bring together both style and comfort.

Upstairs, the spacious primary retreat offers a spa-inspired 5-piece ensuite and a generous walk-in closet. Two additional bedrooms are connected by a full Jack-and-Jill bathroom, and the oversized bonus room and upper laundry room add extra functionality and ease for a growing family.

One of the homeâ™s most impressive features is the fully finished walkout basement with its own private entrance via newly poured concrete steps. Designed with privacy in mind,



the basement includes soundproofing and fireproofing between units. It features a full kitchen with granite countertops and stainless steel appliances, a large living area, an office nook, a spacious bedroom with ensuite, and its own laundry—perfect for extended family, guests, or rental potential.

Completing this incredible home is a fully finished, heated, and insulated garage, a gated dog run with turf, on-demand hot water, smart yard irrigation, beautifully updated bathrooms, and new lighting throughout.

Located at the end of an exceptionally friendly cul-de-sac and just steps from a private park, Anytime Fitness, and more, the location offers the perfect blend of community and convenience.

From its stunning views to its carefully curated updates, 98 Heritage isn't just a house—it's a place to call home. Come see it today and fall in love with everything it has to offer.

Built in 2008

Essential Information

MLS® #	A2234457
Price	\$819,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,330
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	98 Heritage Landing
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0E3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Rolling Slope, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2025
Days on Market	9
Zoning	R-MX

Listing Details

Listing Office	CIR Realty
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