

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

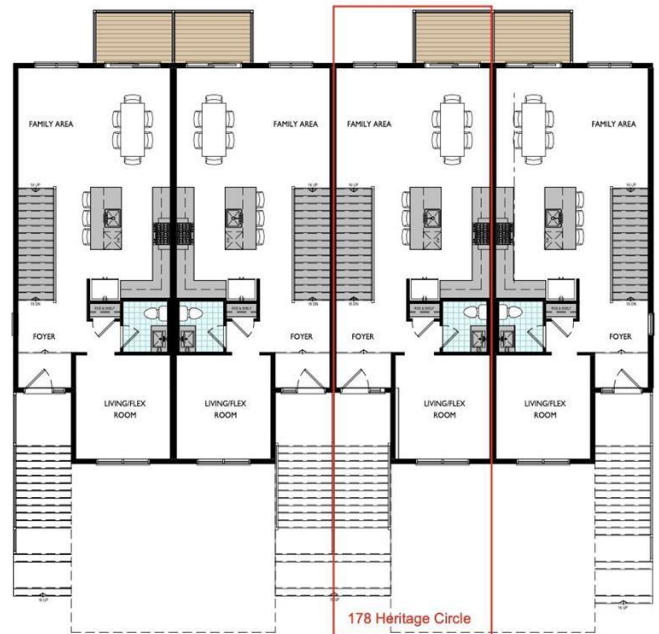
MLS® #A2193513

**\$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 | 118                 |
| Zoning         | R-MD                |

### **Listing Details**

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

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