



## 39 Heritage Vista , Cochrane, Alberta - \$511,300



Main Photo

### Property Description

Rare Find in Heritage Hills! This 1325 sq ft freehold townhouse (no condo fees!) offers the perfect blend of comfort, space, and convenience. Featuring two large primary suites, each with its own private ensuite and walk-in closet, plus upper floor laundry for added ease. The bright and functional main floor includes a half bath, spacious living area, and access to your back deck and fenced yard — perfect for kids, pets, or summer BBQs.

Enjoy peace and privacy with green space behind and a quiet cul-de-sac location, just steps from the dog park and walking trails. The full unfinished basement offers plenty of storage or room to expand.

Located in sought-after Heritage Hills, you're walking distance to Tim Hortons, a gas station, corner store, two liquor stores, two pizza spots, two daycares, a gym, and local favourites Aama Nepalese Cuisine and




Cabeza Grande.

UPGRADES since Summer 2024 include: central A/C, hot water tank, and fresh landscaping. Move-in ready and waiting for you!

**REALTOR Referral**

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