

# \$389,900 - 38, 28 Heritage Drive, Cochrane

MLS® #A2239702

**\$389,900**

2 Bedroom, 3.00 Bathroom, 1,368 sqft

Residential on 0.03 Acres

Heritage Hills., Cochrane, Alberta

Perched on the western ridge of town, Heritage Hills offers stunning views, a warm, family-friendly atmosphere, and everyday convenience. Enjoy easy access to local amenities including a dental office, liquor store, pharmacy, Pizza 73, Aama Nepalese Cuisine, Anytime Fitness, and a daycare all just steps away. This vibrant neighborhood features beautiful parks, scenic pathways, community gardens, and a strong sense of community spirit, making it a truly special place to call home. Whether you're buying your first home or looking to downsize in a well-rounded community, this is the perfect fit. Step inside and discover thoughtful design and practical living. The main entry welcomes you with a spacious mudroom and direct access to your single attached garage ideal for keeping life organized. Head upstairs to the bright and airy living room, featuring soaring ceilings, abundant natural light, and direct access to your private, ground-level deck. Just beyond, the modern kitchen is equipped with granite countertops, stainless steel appliances, pantry storage, and a generous dining area with sun-filled, south-facing windows. On the upper level, you'll find two large bedrooms each with its own ensuite offering privacy and comfort. The fully finished basement adds even more living space with a large rec room, perfect for relaxing or entertaining, along with a convenient brand new stacked washer and dryer. Don't miss your chance to own a beautiful home in one of Cochrane's most



desirable communities. Call your Realtor today  
to book a private showing!

Built in 2008

### **Essential Information**

MLS® #	A2239702
Price	\$389,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,368
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	38, 28 Heritage Drive
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Granite Counters, High Ceilings, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	4
Zoning	R-MD

**Listing Details**

Listing Office	RE/MAX First
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