

# \$495,000 - 32 Heritage Boulevard, Cochrane

MLS® #A2220332

**\$495,000**

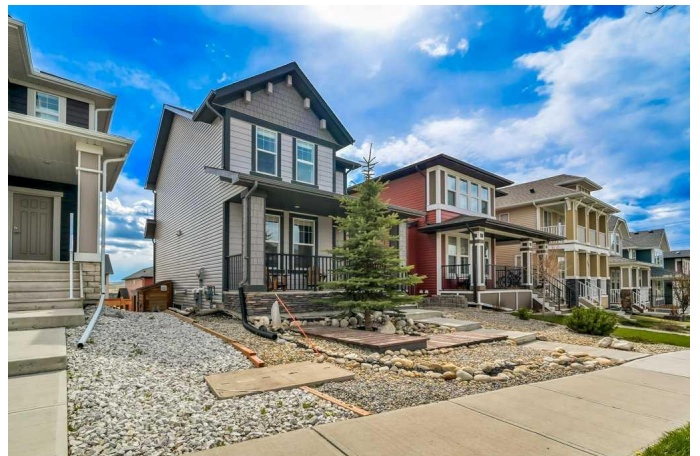
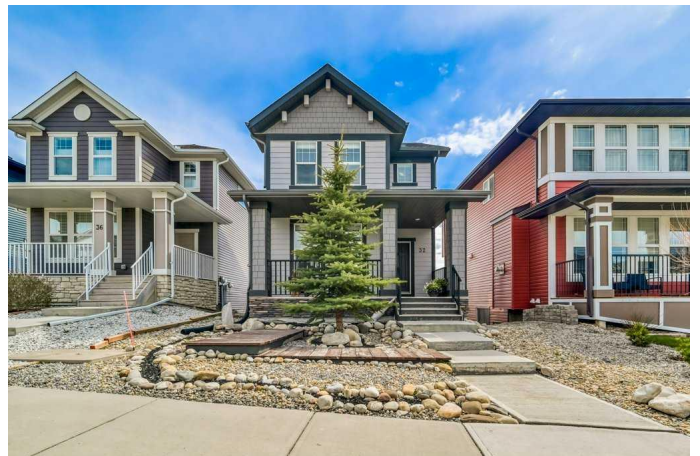
3 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

Exceptional MOVE-IN READY family home with BREATHTAKING VIEWS of the ROCKIES + Developed WALK-OUT Basement in desirable community of HERITAGE HILLS in Cochrane! Just steps to park/playground, walking trails, shopping + restaurants. Boasting over 1860+ sqft of fully developed living space, 3 bedrooms, 2.5 Baths, developed WALK-OUT basement, SOUTH facing backyard + MOUNTIAN VIEWS. OPEN concept main floor features 9 ft ceilings, BRIGHT family room with custom floor-to-ceiling modern-rustic fireplace. Large kitchen with MASSIVE island, SS appliances, New Backsplash, + good sized eating nook with direct access to SOUTH facing deck + UNOBSTRUCTED views of the Rocky Mountains. 2 pc powder room w/ Updated vanity complete the main level. Upstairs offers Large primary bedroom with walk-in closet + 4pc ensuite, 2 additional nicely sized bedrooms + 4 pc bath. Professionally Finished WALK-OUT Basement features a large flex space ideal for a DEN/GYM, office w/ custom barn door, Large Storage Room roughed in for 3pc bath. Additional features + upgrades: Professionally Painted walls through-out, NEW Dishwasher, Vanity + Backsplash (2024) Landscaped backyard (2023). Enjoy the best of both worlds with Cochrane amenities + easy access to the ROCKIES, Ghost Lake + Bow River. Exceptional Value!

Built in 2017



## Essential Information

MLS® #	A2220332
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	32 Heritage Boulevard
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2M1

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	29
Zoning	R-LD

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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