

\$569,999 - 32 Heritage Boulevard, Cochrane

MLS® #A2220332

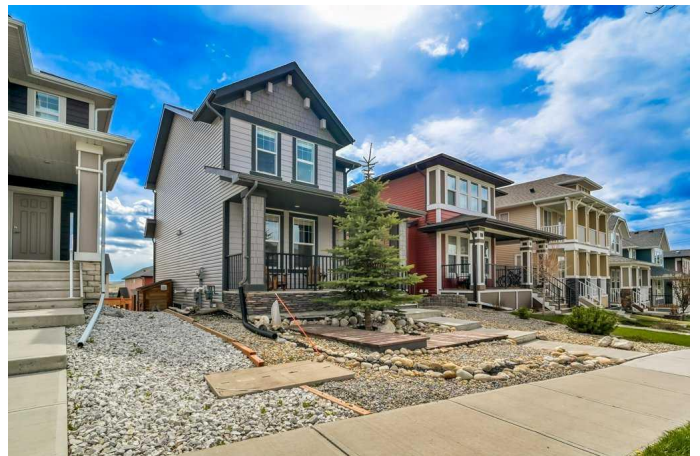
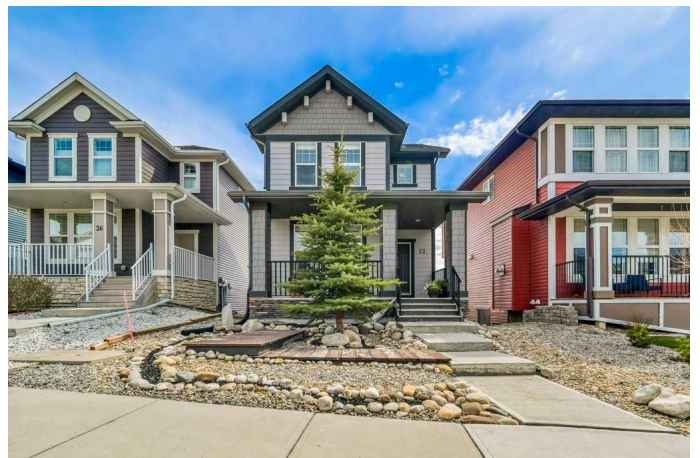
\$569,999

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 the desirable community of HERITAGE HILLS in Cochrane! Just steps to park/playground, walking trails, shopping + restaurants and only 45 min to CANMORE! Boasting over 1860+ sqft of fully developed living space, 3 bedrooms, 2.5 Baths, developed WALK-OUT basement, SOUTH facing backyard + MOUNTAIN 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 that can be easily converted into an in-law suite â€œsubject to approval and permitting by the municipalityâ€• 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: Freshly poured concrete slab ready for your dream garage, 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 including Canmore + Banff, Ghost Lake and the Bow River. Exceptional Value!

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220332 |
| Price | \$569,999 |
| 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, Open Floorplan, Natural Woodwork |
| 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 | 46 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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