\$729,900 - 168 Heritage Boulevard, Cochrane

MLS® #A2198128

\$729,900

3 Bedroom, 4.00 Bathroom, 2,416 sqft Residential on 0.12 Acres

Heritage Hills., Cochrane, Alberta

OPEN HOUSE SAT. MAR.8/25 2-4PM
Nestled in the heart of Heritage Hills,
Cochrane, this 2,416 sq. ft. corner-lot home
offers the perfect blend of comfort, space, and
thoughtful designâ€"ideal for a growing family.

Step inside to a bright, open-concept main floor where 9-foot ceilings and large windows fill the space with natural light. The modern kitchen is both stylish and practical, featuring granite countertops, stainless steel appliances, a deep pantry, and a central island perfect for gathering. Just off the large dining area, a spacious deck overlooks a fully fenced backyard, providing a great spot to unwind. The living room is warm and inviting, with a stone-faced fireplace and expansive windows that frame stunning mountain views. A functional mudroom with built-in laundry and upgraded Samsung washer and dryer adds everyday convenience, leading directly into the oversized double garage. A half-bathroom completes the main level.

As you head upstairs, a vaulted ceiling above the stairwell creates an airy, open feel, leading you to a versatile bonus roomâ€"ideal for a media space, home office, or playroom. The master suite is a retreat of its own, complete with a private balcony overlooking the mountains, a spa-inspired ensuite with a soaker tub, glass shower, dual vanities, and a generous walk-in closet. Two additional bedrooms and a full 3-piece bathroom







complete the upper level.

The fully finished walkout basement adds even more living space, featuring an illegal suite with a separate entrance, providing endless possibilities for guests or extended family. Additional laundry space and 3-piece bathroom complete the lower floor.

This home is designed for efficiency and comfort, featuring two energy-efficient furnaces, accordion blinds throughout, and an IOT smart thermostat system with IOT smoke detectors. Located in a family-friendly neighborhood, it's just steps from parks, a new school under construction, and public transit.

With a well-planned layout, abundant natural light, and stunning views, this home is ready to welcome its next family. Schedule your private showing today!

Built in 2012

Essential Information

MLS® # A2198128
Price \$729,900
Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,416
Acres 0.12
Year Built 2012

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 168 Heritage Boulevard

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0S6

Amenities

Parking Spaces 4

Parking Double Garage Attached, Oversized

of Garages 2

Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, Pantry, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Back Lane, Corner Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 2nd, 2025

Days on Market 34

Zoning R-LD

Listing Details

Listing Office eXp Realty

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