

\$697,500 - 174 Heritage Boulevard, Cochrane

MLS® #A2218098

\$697,500

3 Bedroom, 3.00 Bathroom, 2,300 sqft
Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

COMPARE VALUE!! Best priced home in Cochrane!! Fantastic property in Heritage Hills, with a distinct combination of features and amenities which set it apart, including Mountain views from both sides of the house; 9'™ CEILINGS on all three floors- including the large walk-out basement; Engineered hardwood and tile throughout- NO CARPET home; A spacious open concept floor plan on main floor with a lovely kitchen featuring QUARTZ countertops and newer appliances (all replaced within the past 4 years) and great connection to the living room complete with a gas fireplace, and the dining area, which includes a comfy seating area at the raised kitchen bar. Set the mood for dinner under your chandelier (complete with dimmer switch) or grab a snack on the back deck and enjoy the mountain view. Your gas hookup for your BBQ is ready to go!

The main floor also boasts a sizeable office space with glass French doors right off the main entryway, a lovely half bath, and a mudroom with built in floor to ceiling storage. Beyond the mudroom is the oversized garage complete with a large storage mezzanine and access to the outdoor dog run. Insulation above the garage ceiling has been upgraded for heating efficiency in the suite above.

Upstairs, enjoy your palatial primary suite complete with 9'™ ceiling, glass French doors, gas fireplace, and upgraded lighting throughout. The ensuite boasts a soaker tub



and separate shower, dual sinks with quartz countertops and spacious cabinets. On the other side of the suite we find an extra large walk in closet/dressing room complete with chandelier and space enough for several dressers. Another set of doors leads out to the balcony/front deck with another mountain view; Down the hall from the primary suite we find the main bath with quartz countertops and a tub/shower combo, two nicely sized bedrooms, and a cozy family space perfect for movie night.

Downstairs is a large walk-out basement waiting for your finishing touches - plumbing is already roughed in. The backyard is fully landscaped with gated fence for ease of access, mature trees, French white lilacs and Ivy.

The front yard has been landscaped with a sandstone retaining wall as well as rose bushes and shrubs which flower from spring through fall.

There are professional grade Christmas lighting over the entire home and into the backyard trees- hit one switch in the front hall closet and voila- Christmas!

Upgraded oversize windows with custom blinds throughout; Oversized washer and dryer set which can easily handle king-sized bedding Extra large water tank, so you don't run out of hot water mid-bath; High-efficiency HRV furnace with built in humidifier New roof installed in 2021 Move in ready!

Built in 2012

Essential Information

MLS® #	A2218098
Price	\$697,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,300
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	174 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
# of Garages	2

Interior

Interior Features	Chandelier, French Door, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony, Covered Courtyard, Private Yard
Lot Description	Landscaped, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	126
Zoning	R-LD

Listing Details

Listing Office	First Place Realty
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