

# \$569,999 - 32 Heritage Boulevard, Cochrane

MLS® #A2220332

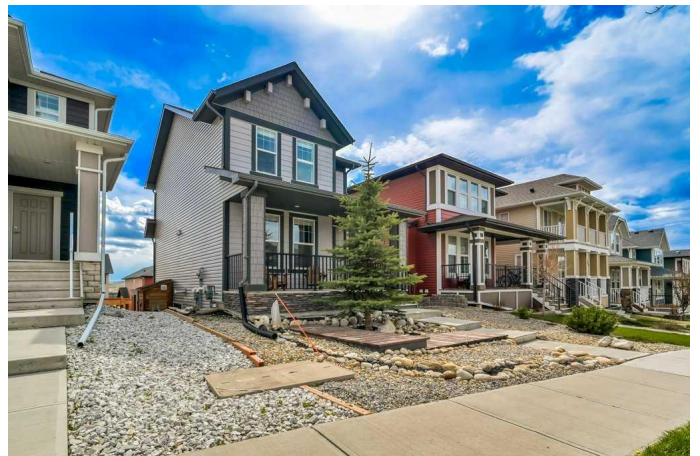
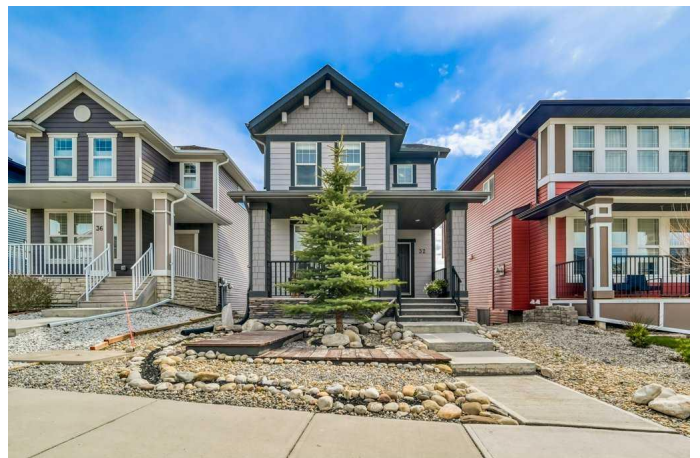
**\$569,999**

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	37
Zoning	R-LD

## Listing Details

Listing Office	RE/MAX House of Real Estate
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