

\$569,999 - 32 Heritage Boulevard, Cochrane

MLS® #A2220332

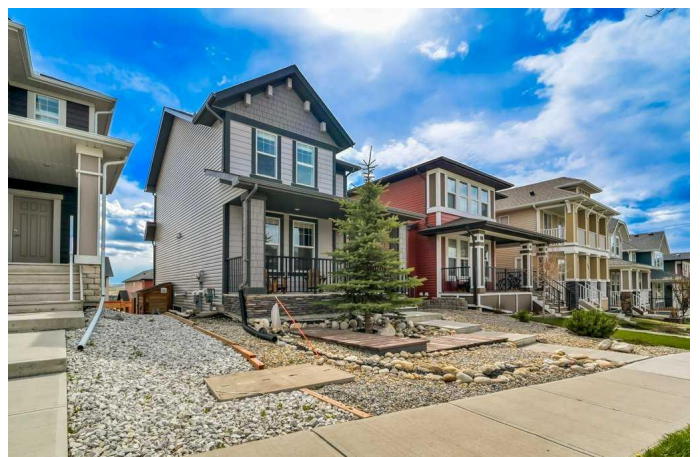
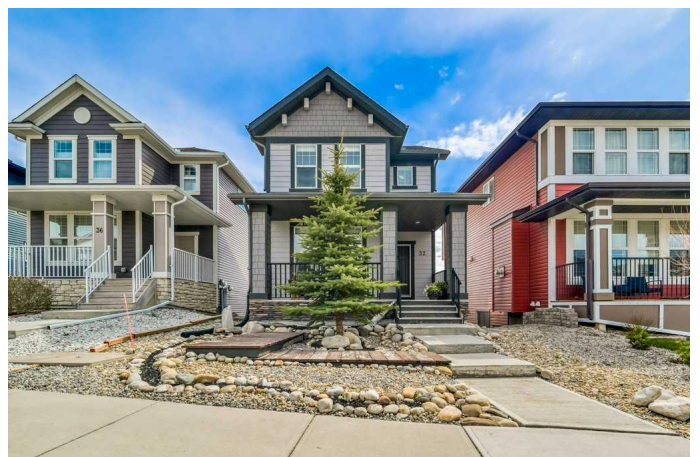
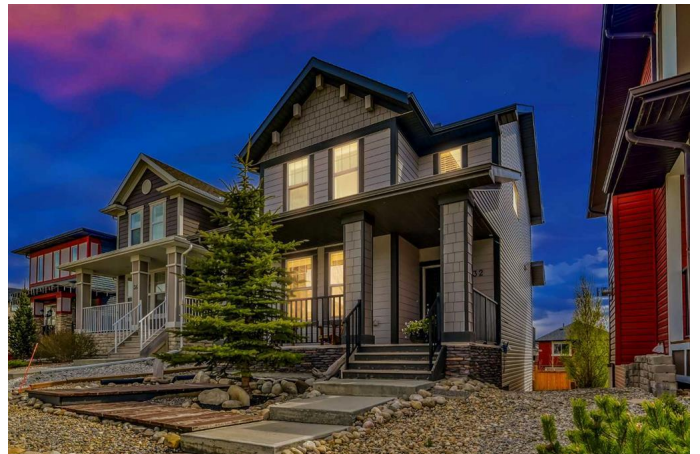
\$569,999

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 - subject to approval and permitting by the municipality - 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	48
Zoning	R-LD

Listing Details

Listing Office	RE/MAX House of Real Estate
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