

\$585,000 - 32 Heritage Boulevard, Cochrane

MLS® #A2220332

\$585,000

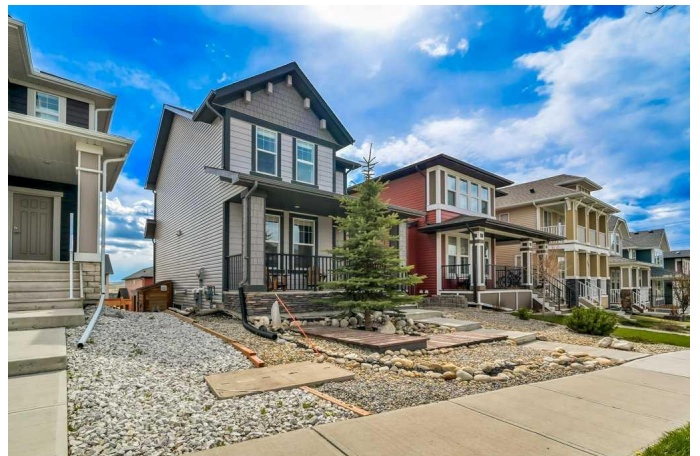
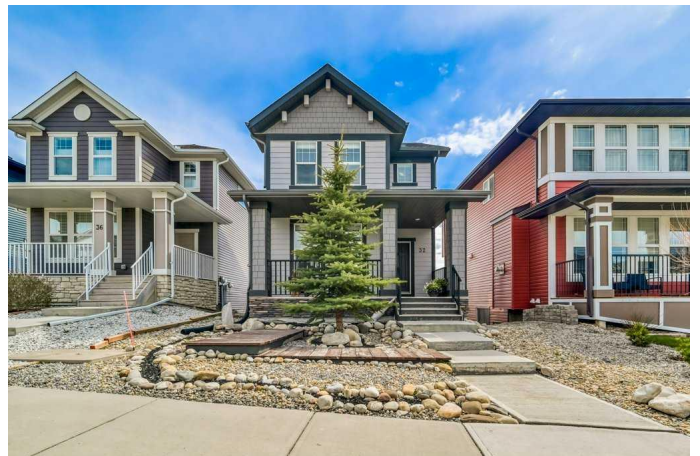
3 Bedroom, 3.00 Bathroom, 1,360 sqft

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 desirable community of HERITAGE HILLS in Cochrane! Just steps to park/playground, walking trails, shopping + restaurants. Boasting over 1860+ sqft of fully developed living space, 3 bedrooms, 2.5 Baths, developed WALK-OUT basement, SOUTH facing backyard + MOUNTIAN 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 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: 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, Ghost Lake + Bow River. Exceptional Value!

Built in 2017



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220332 |
| Price | \$585,000 |
| 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, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| 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 | 4 |
| Zoning | R-LD |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.