

\$720,000 - 168 Heritage Boulevard, Cochrane

MLS® #A2198128

\$720,000

3 Bedroom, 4.00 Bathroom, 2,416 sqft

Residential on 0.12 Acres

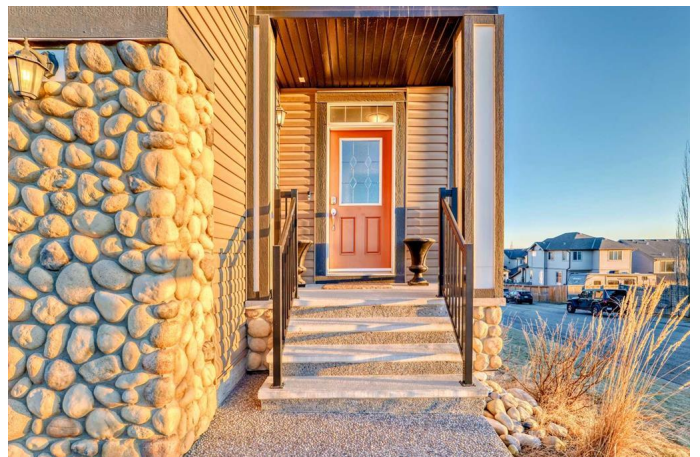
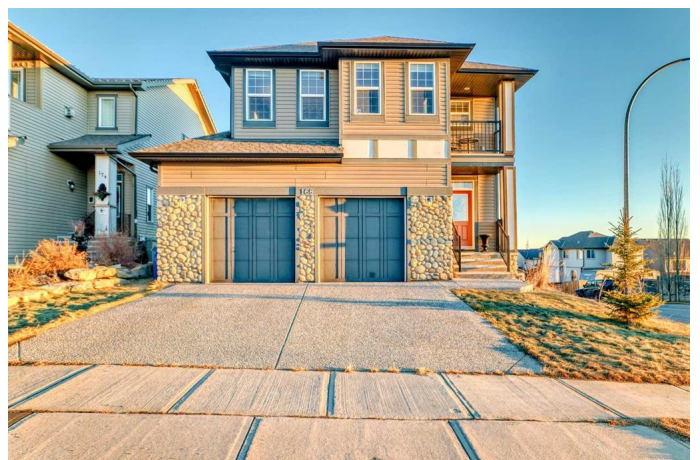
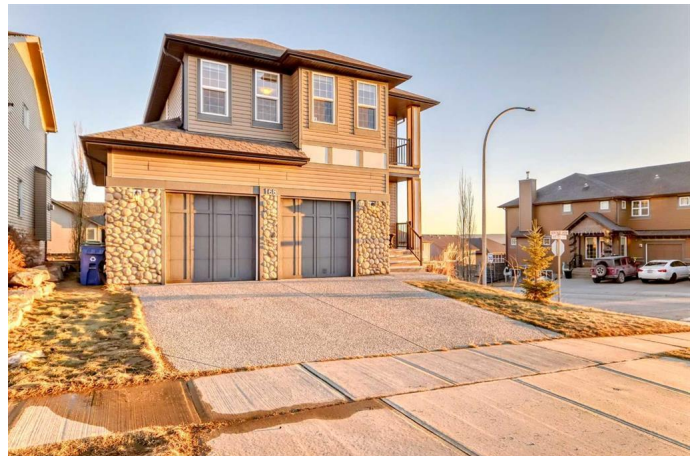
Heritage Hills., Cochrane, Alberta

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 design—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 room—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	\$720,000
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 Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2025
Days on Market	61
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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