

# \$579,900 - 51 Heritage Boulevard, Cochrane

MLS® #A2207547

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,462 sqft

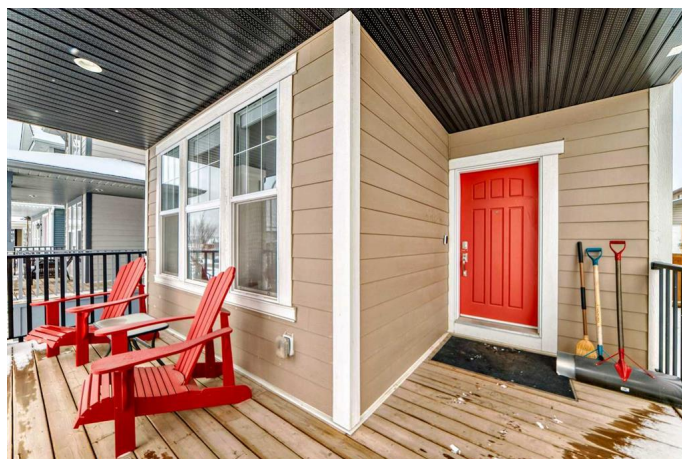
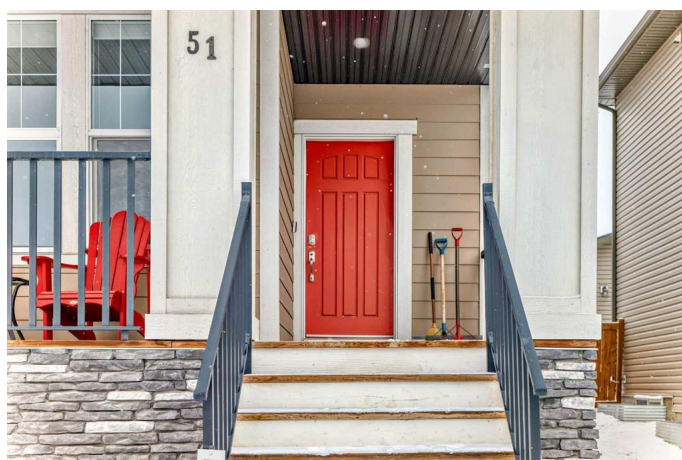
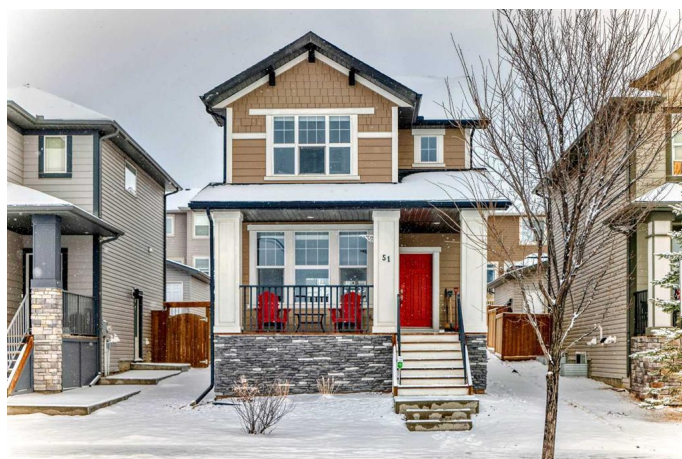
Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

This beautiful single-family home in Heritage offers over 1460 sq ft of living space, with easy access to playgrounds and walking paths, making it an ideal spot for families. The large front porch is perfect for enjoying long summer days and provides a welcoming entryway. Inside, the living, dining, and kitchen area flow seamlessly, with direct access to the back deck and yard. The backyard is not only great for outdoor enjoyment but also includes space to park an RV. A convenient mudroom and a 2-piece bathroom complete the main floor. Upstairs, you'll find three bedrooms, including the primary suite with a 5-piece ensuite. There's also a 4-piece family bathroom and laundry room. The unfinished basement offers the perfect opportunity for customization to suit your personal needs and style. The backyard is designed for year-round enjoyment with a large deck that's ideal for BBQs, and the rest of the space is a blank canvas ready for your landscaping ideas. Located in the picturesque Heritage neighborhood, you're just a short drive from the mountains and the highway to Calgaryâ€™making it easy to enjoy both urban amenities and the outdoors! This is a home with endless possibilities and a fantastic location! Don't miss this one, book your showing today!

Built in 2016

## Essential Information



MLS® #	A2207547
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,462
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	51 Heritage Boulevard
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2M1

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	26
Zoning	R-LD

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.