

# \$542,000 - 51 Heritage Boulevard, Cochrane

MLS® #A2232633

**\$542,000**

3 Bedroom, 3.00 Bathroom, 1,462 sqft

Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

Welcome to this beautiful and well-maintained single-family home in the sought-after Heritage neighborhood, offering over 1,460 sq ft of functional, stylish living space. Located just steps from playgrounds, walking paths, and with easy access to Ghost Lake, this is a perfect setting for families and outdoor lovers. A large front porch with a view of the foothills creates a warm welcome and a peaceful place to relax. Inside, enjoy the spacious feel of 9-foot ceilings on the main floor, luxury vinyl plank flooring, and a smart open layout that flows seamlessly from living to dining to kitchen. The kitchen features quartz countertops, a convenient pantry, and direct access to the Dura Deck back deck—perfect for BBQs and summer gatherings. The low-maintenance landscaping means you can spend more time enjoying the outdoors and less time working on them. Both front and back yards include gravel pads and are garage-ready, offering future expansion potential. There's also RV parking space, making this home incredibly versatile. The main floor includes a mudroom and a 2-piece bathroom for daily convenience. Upstairs, you'll find three bedrooms, including a primary suite with a 5-piece ensuite, a 4-piece family bathroom, and a convenient upper-floor laundry room. The unfinished basement is a blank canvas, ready to become whatever you envision—whether it's a rec room, gym, or home office.



Located in the picturesque Heritage neighborhood, you're just a short drive from both the mountains and highway access to Calgary, making this home a rare blend of comfort, location, and future potential. Don't miss your opportunity to own this beautiful and move-in ready home—book your showing today!

Built in 2016

### Essential Information

MLS® #	A2232633
Price	\$542,000
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	June 20th, 2025
Days on Market	18
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
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