

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

MLS® #A2207547

**\$579,900**

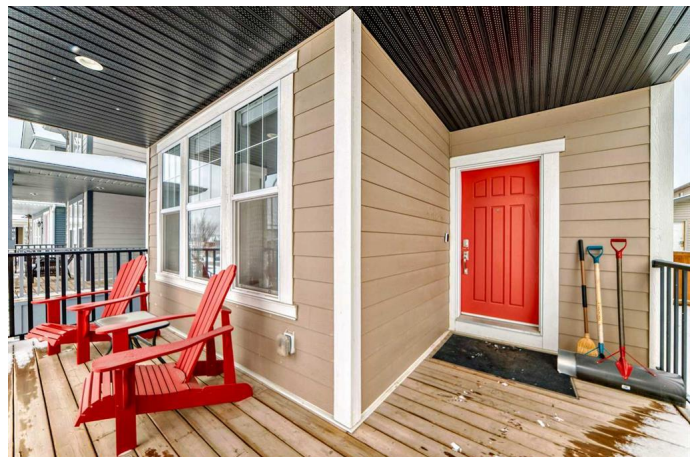
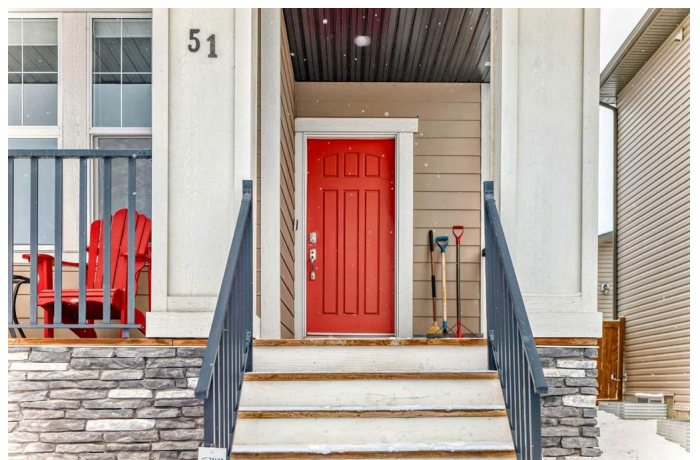
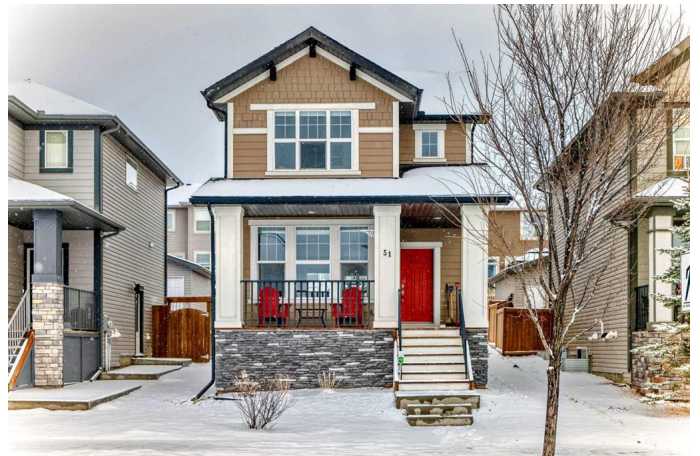
3 Bedroom, 3.00 Bathroom, 1,462 sqft  
Residential on 0.08 Acres

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 | 8               |
| Zoning         | R-LD            |

### **Listing Details**

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

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