

\$849,000 - 116 Heritage Boulevard, Cochrane

MLS® #A2206102

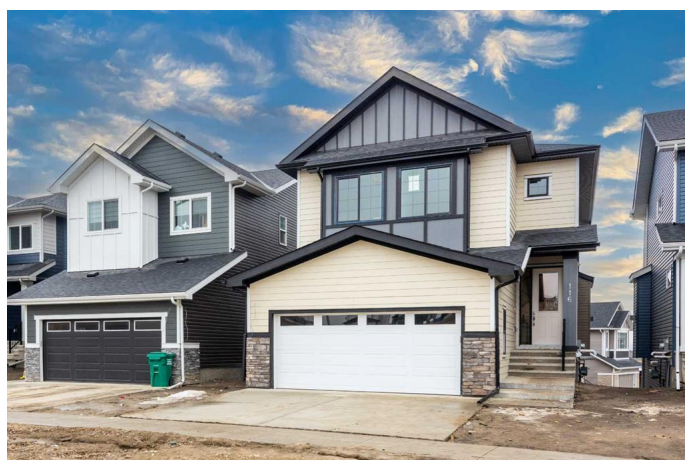
\$849,000

6 Bedroom, 4.00 Bathroom, 2,492 sqft

Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

Open Houses on Sat 29th Mar and Sun 30th March from 12:00pm - 3:00pmThis Stunning home features over 3500 square feet of refined living space, where modern design seamlessly blends with functional elegance. This meticulously crafted residence boasts a plethora of features, including a LEGAL 2-BEDROOM BASEMENT SUITE, a double front attached garage, and a wealth of bedrooms and bathrooms to accommodate every need. Step through the entryway into a world of sophistication and style. The open-concept layout, seamlessly connects the living, dining, and kitchen areas. Oversized windows flood the interior with natural light, creating a warm and inviting ambiance. Whether hosting a formal dinner party or enjoying a cozy night in with family, the living spaces of this residence provide the perfect backdrop for any occasion. Spanning three levels, this residence offers a total of 6 bedrooms and 3.5 bathrooms, providing ample space for both relaxation and entertainment. The upper floor, a sanctuary of comfort, houses 4 bedrooms and 2 bathrooms. Additionally, a conveniently located laundry room and a versatile bonus room complete this level, catering to the needs of modern family living. The main floor of this residence is a testament to both style and functionality. The pièce de résistance of this residence is undoubtedly its legal 2-bedroom suite, located in the walk-out basement. With its own separate entrance, kitchen, and living space,



this suite offers the potential for additional income or accommodations for extended family members. Whether used as a rental property or guest suite, this versatile space adds both value and convenience to the home. This home has it all from its elegant design and high-end finishes to its spacious layout and income-generating potential, every aspect of this home has been carefully considered to exceed the expectations of even the most discerning homeowner. Whether you're seeking a serene retreat or an entertainer's paradise, this home offers the perfect canvas for realizing your dreams. Welcome to a lifestyle of unparalleled elegance and convenience, where every day feels like a retreat. Welcome home.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206102 |
| Price | \$849,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,492 |
| Acres | 0.09 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 116 Heritage Boulevard |
| Subdivision | Heritage Hills. |
| City | Cochrane |
| County | Rocky View County |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T4C 3G8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | City Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 35 |
| Zoning | RC-1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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