

# \$720,000 - 168 Heritage Boulevard, Cochrane

MLS® #A2198128

**\$720,000**

3 Bedroom, 4.00 Bathroom, 2,416 sqft

Residential on 0.12 Acres

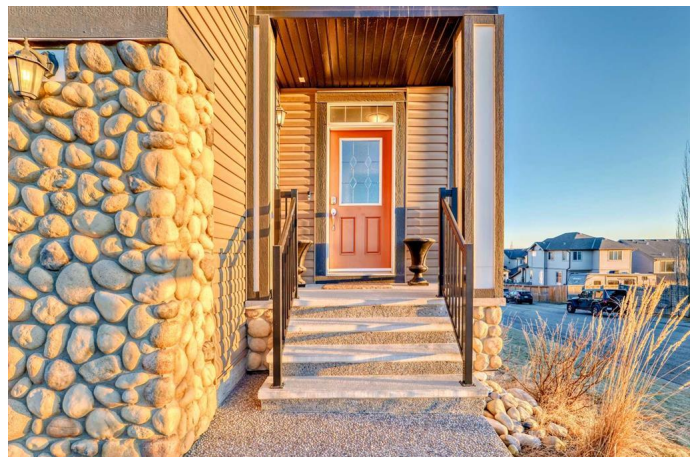
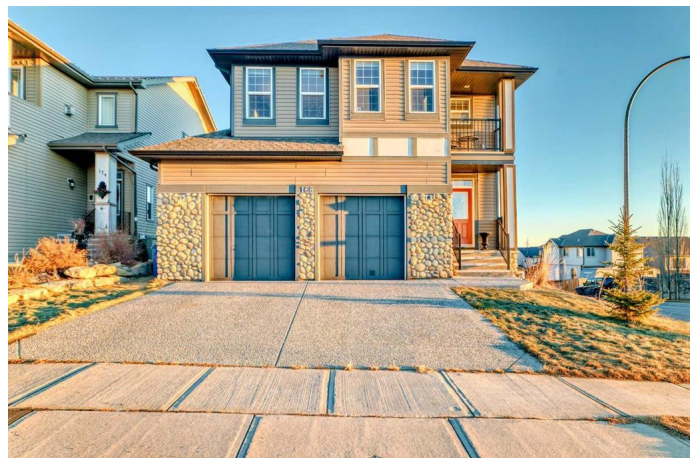
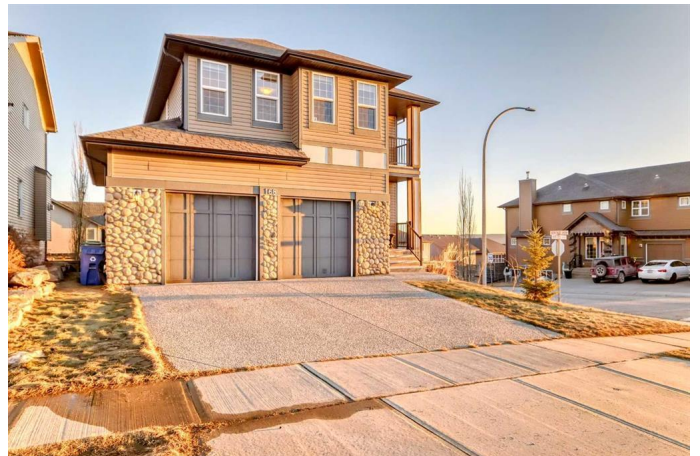
Heritage Hills., Cochrane, Alberta

**\*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 | 63              |
| Zoning         | R-LD            |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.