

# \$729,900 - 168 Heritage Boulevard, Cochrane

MLS® #A2198128

**\$729,900**

3 Bedroom, 4.00 Bathroom, 2,416 sqft  
Residential on 0.12 Acres

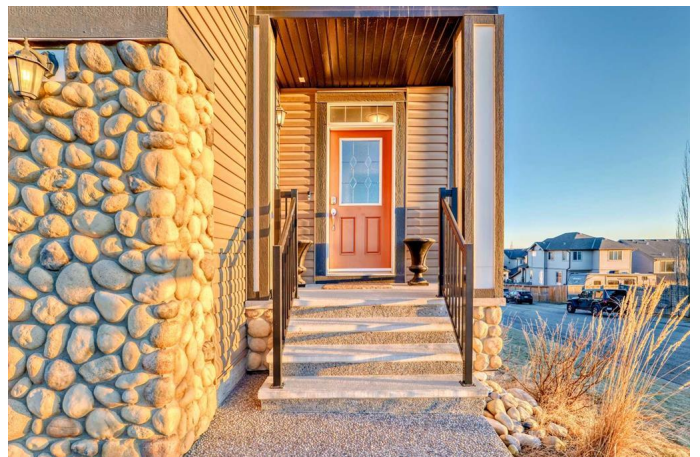
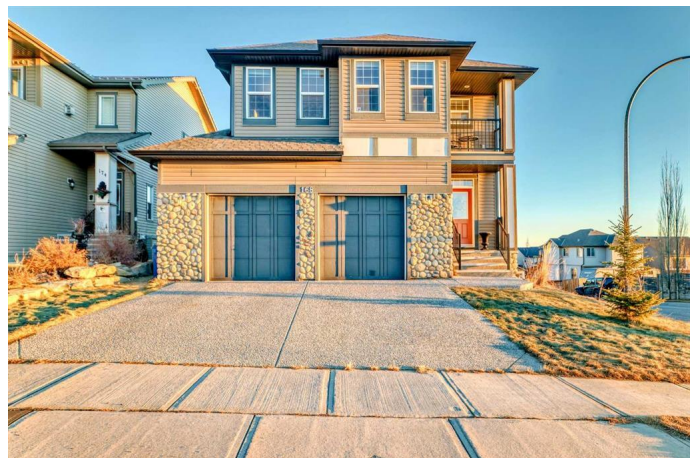
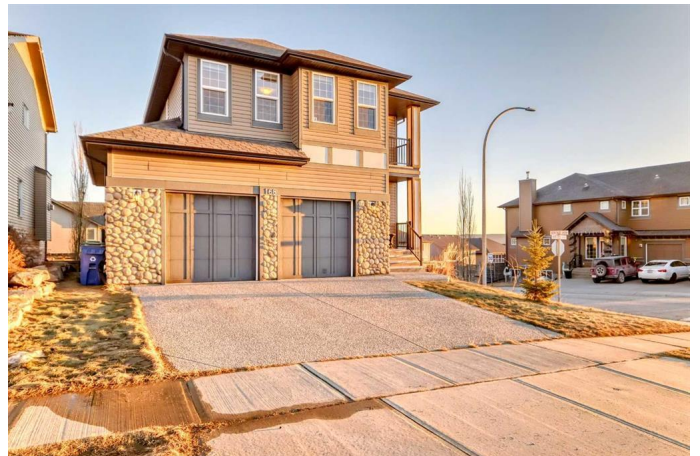
Heritage Hills., Cochrane, Alberta

**\*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	\$729,900
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 Range, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	35
Zoning	R-LD

### **Listing Details**

Listing Office	eXp Realty
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