# \$784,900 - 192 Heritage Boulevard, Cochrane

MLS® #A2255589

# \$784,900

4 Bedroom, 3.00 Bathroom, 1,524 sqft Residential on 0.12 Acres

Heritage Hills., Cochrane, Alberta

Welcome to this impeccably maintained 4-bedroom, 2.5-bath bungalow nestled on a desirable corner lot in the sought-after community of Heritage Hills, Cochrane. Whether you're a young family looking for room to grow, or an experienced buyer seeking the ease of single-level living, this home offers the perfect balance of comfort, style, and smart functionality.

Enjoy partial mountain views from your back deck and the beauty of a thoughtfully designed layout with 1,521 sq ft on the main floor and an additional 1,409 sq ft of fully finished basement spaceâ€"ideal for family gatherings, hobbies, or hosting guests.

### Main Floor Highlights:

Bright and spacious open-concept design with a blend of hardwood, tile, and carpet flooring

A chef's kitchen with stainless steel appliances, under-cabinet lighting, ample cabinetry, and abundant storage

A warm and inviting living room with a gas fireplace and extra windows for maximum natural light

Main floor laundryâ€"a must for convenience and accessibility

Luxurious primary suite featuring vaulted







ceilings, a walk-in closet, and a spa-inspired ensuite with heated floors and a soaker tub

Two private decks out back plus a charming front porchâ€"perfect for morning coffee, evening wine, or connecting with neighbours

Lower Level Features:

9-foot ceilings that make the basement feel bright and open

A spacious bonus/family room, perfect for movie nights or a kids' play area

Two generous bedrooms with oversized windows

A full bathroom, dedicated wine/beer-making room with sink, cold storage, and plenty of storage throughout

Additional Features:

Radon mitigation system already installed

Hunter Douglas blinds throughout the main floor

Central vacuum system and assumable security system (\$40/month)

RV parking pad (or easily converted to green space)

Professionally landscaped yard with underground irrigation and garden plots

Low-maintenance buffer between this home and the neighbour for added privacy

Set in a welcoming community close to parks, walking trails, and Cochrane's many amenities, this home offers the best of both

worlds: peaceful suburban living with quick access to Highway 1A for easy trips to Calgary, Ghost Lake, or the Rocky Mountains.

Whether you're planning for the future or simply want a home that fits your lifestyle today, this Heritage Hills bungalow delivers unmatched comfort, accessibility, and charm.

Built in 2013

# **Essential Information**

MLS® # A2255589 Price \$784,900

Bedrooms 4

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 1,524 Acres 0.12 Year Built 2013

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 192 Heritage Boulevard

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0S5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No

Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Low Flow Plumbing

Fixtures

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Garden

Lot Description Back Lane, Corner Lot, Few Trees, Front Yard, Garden, Landscaped,

Low Maintenance Landscape, Street Lighting, Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Wood Frame, Aluminum Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 12th, 2025

Days on Market 56

Zoning R-LD

## **Listing Details**

Listing Office CIR Realty

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