



GRASSROOTS
REALTY GROUP

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174 Heritage Boulevard
Cochrane, Alberta

MLS # A2218098



\$721,500

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, Vaulted Ceiling(s)		

Inclusions: none

Welcome home to 174 Heritage Blvd- a fantastic property in Heritage Hills, Cochrane with a distinct combination of features and amenities which set it apart, including Mountain views from both sides of the house; CEILINGS on all three floors- including the large walk-out basement; Engineered hardwood and tile throughout- NO CARPET home; A spacious open concept floor plan on main floor with a lovely kitchen featuring QUARTZ countertops and newer appliances (all replaced within the past 4 years) and great connection to the living room complete with a gas fireplace, and the dining area, which includes a comfy seating area at the raised kitchen bar. Set the mood for dinner under your chandelier (complete with dimmer switch) or grab a snack on the back deck and enjoy the mountain view. Your gas hookup for your BBQ is ready to go! The main floor also boasts a sizeable office space with glass French doors right off the main entryway, a lovely half bath, and a mudroom with built in floor to ceiling storage. Beyond the mudroom is the oversized garage complete with a large storage mezzanine and access to the outdoor dog run. Insulation above the garage ceiling has been upgraded for heating efficiency in the suite above. Upstairs, enjoy your palatial primary suite complete with ceiling, glass French doors, gas fireplace, and upgraded lighting throughout. The ensuite boasts a soaker tub and separate shower, dual sinks with quartz countertops and spacious cabinets. On the other side of the suite we find an extra large walk in closet/dressing room complete with chandelier and space enough for several dressers. Another set of doors leads out to the balcony/front deck with another mountain view; Down the hall from the primary suite we find the main bath with quartz countertops and a tub/shower combo, two nicely sized bedrooms, and a cozy

family space perfect for movie night. Downstairs is a large walk-out basement waiting for your finishing touches - plumbing is already roughed in. The backyard is fully landscaped with gated fence for ease of access, mature trees, French white lilacs and Ivy. The front yard has been landscaped with a sandstone retaining wall as well as rose bushes and shrubs which flower from spring through fall. There is professionally installed professional grade Christmas lighting over the entire home and into the backyard trees- hit one switch in the front hall closet and voila- Christmas! Upgraded oversize windows with custom blinds throughout; Oversized washer and dryer set which can easily handle king-sized bedding Extra large water tank, so you don't run out of hot water mid-bath; High-efficiency HRV furnace with built in humidifier New roof installed in 2021 Move in ready! Be in your new home before summer!!