



GRASSROOTS
REALTY GROUP

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**51 Heritage Boulevard
Cochrane, Alberta**

MLS # A2232633



\$542,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautiful and well-maintained single-family home in the sought-after Heritage neighborhood, offering over 1,460 sq ft of functional, stylish living space. Located just steps from playgrounds, walking paths, and with easy access to Ghost Lake, this is a perfect setting for families and outdoor lovers. A large front porch with a view of the foothills creates a warm welcome and a peaceful place to relax. Inside, enjoy the spacious feel of 9-foot ceilings on the main floor, luxury vinyl plank flooring, and a smart open layout that flows seamlessly from living to dining to kitchen. The kitchen features quartz countertops, a convenient pantry, and direct access to the Dura Deck back deck—perfect for BBQs and summer gatherings. The low-maintenance landscaping means you can spend more time enjoying the outdoors and less time working on them. Both front and back yards include gravel pads and are garage-ready, offering future expansion potential. There's also RV parking space, making this home incredibly versatile. The main floor includes a mudroom and a 2-piece bathroom for daily convenience. Upstairs, you'll find three bedrooms, including a primary suite with a 5-piece ensuite, a 4-piece family bathroom, and a convenient upper-floor laundry room. The unfinished basement is a blank canvas, ready to become whatever you envision—whether it's a rec room, gym, or home office. Located in the picturesque Heritage neighborhood, you're just a short drive from both the mountains and highway access to Calgary, making this home a rare blend of comfort, location, and future potential. Don't miss your opportunity to own this beautiful and move-in ready home—book your showing today!