



GRASSROOTS
REALTY GROUP

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**129 Heritage Boulevard
Cochrane, Alberta**

MLS # A2251656



\$784,900

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Heritage Hills | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,305 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance | | |

Inclusions: N/A

Discover your dream home in coveted Heritage Hill! This magnificent single-family residence at 129 Heritage Boulevard masterfully blends serene living with incredible convenience and breathtaking Rocky Mountain vistas. Cochrane is exploding with growth, and this is your chance to own a peaceful retreat minutes away from it all. Cochrane: A Town on the Rise! This impressive home features a double front drive attached garage and is designed for modern living and entertaining. Grand Welcome:, step into a bright, inviting foyer with soaring ceilings, setting the tone for the spaciousness within. Sun-Drenched Main Floor, an abundance of natural light floods the open-concept layout, perfect for gatherings. Gourmet Kitchen Hub, unleash your inner chef in this stunning open kitchen. A sprawling center island invites family and guests to gather while you create culinary masterpieces. Premium appliances and finishes await. Majestic Living Room, relax or entertain in the spacious living area centered around a cozy fireplace, all while soaking in those incredible mountain panoramas. Private Main Floor Office, tucked away for productivity, this versatile space is ideal for a home office or quiet study. The upper level features a huge Bonus Room, perfect for movie nights, playroom, or secondary living space. Three Generous Bedrooms, ample space for family or guests. Convenient Laundry Room, upstairs practicality. Full 4-Piece Bath:, serves the secondary bedrooms. Luxurious Primary Suite, a true retreat featuring a spa-like 5-piece ensuite bathroom and, of course, those captivating mountain views. Unfinished SunShine Basement - Your Creative Canvas. This expansive lower level boasts huge potential and includes: a separate side entrance, roughed-in plumbing, ample space to create the ultimate rec room, home gym, theater & dash; tailor it to your dreams! Live the

Heritage Hill Lifestyle. Enjoy tranquility, stunning views, and a strong community spirit, all while being moments away from Cochrane's incredible redevelopment, new parks (including Horse Creek next door!), shopping, schools, and world-class recreation. This is more than a house; it's a gateway to the best of Cochrane living. 129 Heritage Boulevard offers the perfect blend of space, luxury, location, and future potential. Schedule your private viewing today and experience this exceptional Heritage Hill home for yourself!