



GRASSROOTS
REALTY GROUP

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**192 Heritage Boulevard
Cochrane, Alberta**

MLS # A2255589



\$794,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,524 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Low Ma		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Radon mitigation system, irrigation system

OPEN HOUSE ALERT: Saturday, September 20th 12:00-2:00pm. Welcome to this beautifully maintained 4-bedroom, 2.5-bath bungalow located in the sought-after community of Heritage Hills, Cochrane. Offering partial mountain views from the back deck, this spacious home blends functionality, comfort, and elegance across 1,521 sq ft on the main level and an additional 1409 sq ft in the fully finished basement. Main floor highlights include bright, open-concept layout with hardwood, tile, and carpet flooring. A huge kitchen features stainless steel appliances, ample cabinetry, under-cabinet lighting, and generous storage space. The living room with gas fireplace and large windows (upgraded number of windows) provides a welcoming atmosphere. Convenient main floor laundry. Primary suite has heated floor ensuite, soaker tub, walk-in closet, and beautiful finishes like vaulted ceiling and windows. Two additional decks (one front and two in back) for morning coffee or evening conversations with friendly neighbours. Basement features include 9' ceilings creating a spacious feel throughout, large bonus/family room, two well-sized bedrooms with oversized windows for natural light. There is a full bathroom and even a wine/beer making room with sink, cold storage room, and additional storage areas. Additional features to the home include: radon mitigation system, Hunter Douglas blinds throughout main floor, central vacuum system included, security system (assumable for \$40/month). RV parking area can be restored to grass if owner chooses and this corner lot has great curb appeal. Beautifully landscaped yard with underground irrigation, garden plots, and the three decks for entertaining or relaxing. Low maintenance space between this home and next door, as well. This thoughtfully designed bungalow offers the perfect mix of indoor comfort and

outdoor enjoyment. Located close to walking paths, parks, and all the amenities Cochrane has to offer, it's ideal for families, downsizers, or anyone seeking single-level living with space to grow. Highway 1A allows quick access to Ghost Lake and Canmore/Banff or east to Calgary.