



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**524 Heritage Boulevard
Cochrane, Alberta**

MLS # A2265581



\$609,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,895 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

**** Price Improvement **** Discover the Cambridge by Paragon Custom Homes. A stunning 1,895 sq ft corner duplex situated on a premium lot with a park right beside you in the desirable West Hawk community. This beautiful home offers abundant natural light and 9ft ceilings throughout. Inside, you'll be greeted by a bright foyer with engineered hardwood flooring and large windows. The walkthrough mudroom with built in storage connects effortlessly from the double attached garage into the pantry, keeping you organized. The spacious kitchen features stainless steel appliances, quartz countertops, a generous island, and custom cabinetry. A large main floor office with feature walls provides versatile space for work, study, or a cozy playroom. Relax in the inviting living room with an electric fireplace, or step out to the deck and backyard. Upstairs, you'll find a great bonus room, two generously sized bedrooms, a family bathroom, laundry room with convenient built in storage, and the primary retreat boasting a vaulted ceiling, a luxurious 5-piece ensuite with a soaker tub, and a walk-in closet with custom built ins. An additional side entrance offers extra convenience for future developments or separate living spaces. Located close to schools, educational facilities, a variety of amenities, and easy access east to Calgary and west to the mountains, this home combines modern updates with classic charm in a sought after neighborhood. Just minutes from excellent dining, green spaces, and river walking paths, this remarkable property is ready for you to call home. Don't miss your chance, schedule your showing today!