



**GRASSROOTS**  
REALTY GROUP

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**358 Heritage Boulevard  
Cochrane, Alberta**

**MLS # A2268791**



**\$498,645**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The Eden is designed for contemporary living. Entering this home, you are welcomed by a half bath, closet and convenient walk-through mudroom and pantry leading to the central kitchen. The main floor opens up to reveal a spacious great room and dining area, leading to the covered balcony - a perfect retreat to enjoy year round. The second level boasts a primary bedroom with ample space, including an ensuite offering dual sinks and adjacent walk-in closet. Upstairs also offers two secondary rooms, a bathroom, and laundry area. To round out this home, the attached single-car garage provides secure parking and additional storage space. Photos are representative.