



**516 Heritage Boulevard  
Cochrane, Alberta**

**MLS # A2277144**

**\$589,900**



<b>Division:</b>	Heritage Hills	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b> 2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot	

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

**Inclusions:** None

\*\* OPEN HOUUE: Sunday, Jan. 11th 1-3pm \*\* Discover the Yale, by Paragon Homes. This stunning 1925 sq ft home with double attached garage stands on top of the desirable West Hawk community, and has an abundance of natural light that fills every space and 9ft ceilings throughout. Step inside to a bright foyer with engineered hardwood flooring, large windows and an open to above staircase. The walkthrough mudroom with built-in storage connects seamlessly from the garage into the pantry, perfect for staying organized. The large kitchen is a chef's dream, finished with stainless steel appliances, quartz countertops, a generous island, and custom cabinetry. A large main floor office with feature walls offers the perfect workspace/playroom/den. The cozy living room with electric fireplace, and dining area with leading to the deck and backyard, with ample space for outdoor gatherings and endless backyard possibilities. Upstairs, you'll find two generously sized bedrooms, a family bathroom, laundry room with convenient built in storage, and the primary retreat featuring a vaulted ceiling, a luxurious 5 piece ensuite with a soaker tub, and a fantastic walk-in closet with custom built-ins. The additional side entrance adds extra convenience for future developments or separate living spaces. This home combines modern updates with classic charm in a coveted neighborhood. Don't miss your chance to make this remarkable property your new home! Easily head West to the mountains and East to Calgary, this home is located close to schools and education facilities, and a wide variety of amenities. Just a short drive and you can enjoy the many restaurants, green spaces and river walking paths. This home combines modern updates with classic charm in a coveted neighborhood. Don't miss your chance to make this remarkable property your

new home, book your showing today!