



GRASSROOTS
REALTY GROUP

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**192 Heritage Boulevard W
Cochrane, Alberta**

MLS # A2278929



\$774,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,524 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating: Fireplace Insert, Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Stone

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wet Bar

Inclusions: Window Coverings-blinds, radon mitigation system, central vacuum and attachments, pool table, security system equipment and contract take over (\$43.25 monthly) if wanted by buyer

OPEN HOUSE: Saturday, January 17th from 1pm-3pm. Welcome to this wonderfully cared-for 4-bedroom, 2.5-bath bungalow sitting proudly on a sunny corner lot in the always-popular Heritage Hills community of Cochrane. Whether you're a growing crew looking for more space or a seasoned homeowner craving the ease of single-level living, this place brings together comfort, style, and smart design in all the right ways. Kick back on your back deck and enjoy those partial mountain views, then step inside to a layout that just flows. With 1,521 sq ft on the main level and another 1,409 sq ft of fully finished basement bliss, there's room here for game nights, hobby time, guests, or whatever fun life throws your way. Main Floor Highlights: Bright, breezy, open-concept vibes with a mix of hardwood, tile, and cozy carpet. A chef-worthy kitchen featuring stainless steel appliances, under-cabinet lighting, loads of cabinetry, and all the storage you could wish for. A warm, inviting living room with a gas fireplace with blower and extra windows that practically chase the sunlight. Main floor laundry—because convenience is a love language. A dreamy primary suite with vaulted ceilings, a walk-in closet, and a spa-like ensuite complete with heated floors and a soaker tub. Two decks out back plus a charming front porch—perfect for morning coffees, evening sips, or friendly neighbour chats. Lower Level Features: 9-foot ceilings that make the basement feel anything but “basementy”. A big, cheerful bonus/family room ready for movie marathons or epic play spaces. Two roomy bedrooms with oversized windows. A full bathroom, a wine/beer-making room with its own sink, cold storage, and tons of extra storage throughout. Additional Perks: Radon mitigation system already in place, Hunter Douglas blinds across the main floor, Central vacuum and an

assumable security system (\$40/month), RV parking pad (or convert it to more green space—your call!) Professionally landscaped yard with underground irrigation and garden beds. A low-maintenance buffer between you and the neighbour for extra privacy. Nestled in a friendly community close to parks, trails, and all of Cochrane’s best amenities, this home gives you that sweet spot of peaceful suburban living with quick access to Highway 1A—hello Calgary, Ghost Lake, and the Rockies! Whether you're planning your next chapter or simply searching for a home that fits your life right now, this Heritage Hills bungalow brings comfort, accessibility, and charm together in one irresistible package.