



**374 Heritage Boulevard
Cochrane, Alberta**

MLS # A2294557



\$535,395

Division:	Heritage Hills		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	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 double-car garage provides secure parking and additional storage space. Enjoy breathtaking mountain scenery from both the covered main floor deck and primary bedroom. Your 9-ft walkout basement with a south-facing backyard brings in abundant natural light throughout the day. The mudroom and walk-through pantry are designed for convenience and organization, with melamine shelves for structure and style. The attached double-car garage (18' x 22') for added convenience and secure parking. There are no condo fees – enjoy maintenance-free living without extra monthly costs. Functional second-floor laundry area featuring a side-by-side washer and dryer. Open-concept main floor with 9' ceilings and expansive windows that bring in abundant natural light. Photos are representative.