



**370 Heritage Boulevard  
Cochrane, Alberta**

**MLS # A2294884**



**\$472,395**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	2026 (0 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 Yard, Street Lighting		

<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>	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

The Sage offers a charming blend of convenience and comfort. As you enter, you're greeted by a half bath and a walk-through mudroom and pantry leading to the central kitchen, which seamlessly connects to the living and dining areas. Step outside onto the covered balcony, offering a comfortable outdoor space to enjoy fresh air in all seasons. Upstairs, the spacious primary bedroom provides a peaceful escape with a roomy ensuite, featuring double sinks, and a walk-in closet. The second floor also includes a laundry space, two additional bedrooms and a bathroom. Plus, the attached single-car garage provides secure parking, completing this well-appointed home. Enjoy the 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 an abundance of natural light throughout the day. The mudroom and walk-through pantry are designed for convenience and organization, with melamine shelving for function and style. Attached garage with driveway for added convenience and secure parking. No condo fees, so you can 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.