



**105 Heritage Boulevard
Cochrane, Alberta**

MLS # A2299106



\$789,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,308 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

A beautifully crafted new build by Paradiso Homes, this residence in Heritage Hills offers a refined blend of modern design, functional layout, and elevated finishings throughout. With nearly 2,900 sq ft of finished living space, including a fully developed basement with a separate entrance, offering excellent flexibility for extended family or future potential. The main level is thoughtfully designed with an open concept layout that seamlessly connects the kitchen, dining, and living spaces. A chef inspired kitchen anchors the home, featuring sleek cabinetry, quartz surfaces, and a premium appliance package including Dacor, Bosch, and Samsung. The spacious living area with fireplace creates a warm and inviting setting, while a dedicated main floor office adds flexibility for remote work or study. Additional upgrades include a professionally installed security camera system, integrated wiring for sound throughout the home, and electric zebra style blinds, enhancing both comfort and modern convenience. Upstairs, the primary retreat offers a generous footprint, complemented by a walk-in closet and a well-appointed ensuite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a full bathroom, and a conveniently located upper-level laundry room complete the second floor. The fully developed basement adds further functionality with an additional bedroom, full bathroom, recreation space, and a secondary kitchen area, ideal for extended family, guests, or future flexibility. Situated on a 3,573 sq ft lot in the growing community of Heritage Hills, this home stands out with a sizeable backyard and desirable rear lane access, offering added flexibility, functionality, and future potential. Residents enjoy convenient access to local amenities, schools, walking paths, and major routes, including quick connectivity to both Calgary and the mountains via Highway 1A. The

nearby Horse Creek Sports Park is planned to bring a future multi-sport recreational facility, pathways, and gathering spaces to the area, while a newly announced Rocky View Schools high school is also proposed for the immediate vicinity, further enhancing long term community growth and convenience. Backed by new home warranty coverage, this is an excellent opportunity to own a brand new home without the wait. Experience the difference with Paradiso Homes.. book a private showing with your favorite Realtor®; today! ***
MORE INVENTORY OPTIONS AVAILABLE *** Showhome Hours: Mon-Thurs 2-8pm & Sat-Sun 12-5pm