



**105 Heritage Boulevard
Cochrane, Alberta**

MLS # A2177574



\$879,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,597 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RC-1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Don't miss this amazing opportunity to own a brand new single detached home with a legal basement suite built by Paradiso Homes in the fastest growing community in Canada, Cochrane! You will be able to enjoy mountain town style living with all the amenities that city life offers. With nearly 2600 sq ft of luxury living space there is an abundance of room to raise your kids, entertain friends and family or simply relax after a long day of work in your private retreat. There is also the added bonus to have potential rental income from your legal basement suite. The suite is ground level which serves perfectly for extended family members who may be elderly. Or maybe use it as a nanny suite? The flexibility is endless. This home offers 3 bedrooms and 2.5 baths on the upper two levels while the lower suite offers one bed and bath. The home is located in the quiet upscale community of Heritage Hill in Cochrane. Minutes from shopping, eateries and the SLS Sports Complex for you and your family's fitness regime. In addition to this amazing home, there are other models of single detached, semi-attached and townhomes available. Please contact us for more information. All photos are for illustration purposes only.