



GRASSROOTS
REALTY GROUP

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**116 Heritage Boulevard
Cochrane, Alberta**

MLS # A2206102



\$849,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,492 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Open Houses on Sat 29th Mar and Sun 30th March from 12:00pm - 3:00pmThis Stunning home features over 3500 square feet of refined living space, where modern design seamlessly blends with functional elegance. This meticulously crafted residence boasts a plethora of features, including a LEGAL 2-BEDROOM BASEMENT SUITE, a double front attached garage, and a wealth of bedrooms and bathrooms to accommodate every need. Step through the entryway into a world of sophistication and style. The open-concept layout, seamlessly connects the living, dining, and kitchen areas. Oversized windows flood the interior with natural light, creating a warm and inviting ambiance. Whether hosting a formal dinner party or enjoying a cozy night in with family, the living spaces of this residence provide the perfect backdrop for any occasion. Spanning three levels, this residence offers a total of 6 bedrooms and 3.5 bathrooms, providing ample space for both relaxation and entertainment. The upper floor, a sanctuary of comfort, houses 4 bedrooms and 2 bathrooms. Additionally, a conveniently located laundry room and a versatile bonus room complete this level, catering to the needs of modern family living. The main floor of this residence is a testament to both style and functionality. The presence of this residence is undoubtedly its legal 2-bedroom suite, located in the walk-out basement. With its own separate entrance, kitchen, and living space, this suite offers the potential for additional income or accommodations for extended family members. Whether used as a rental property or guest suite, this versatile space adds both value and convenience to the home. This home has it all from its elegant design and high-end finishes to its spacious layout and income-generating potential, every aspect of this home has been carefully considered to

exceed the expectations of even the most discerning homeowner. Whether you're seeking a serene retreat or an entertainer's paradise, this home offers the perfect canvas for realizing your dreams. Welcome to a lifestyle of unparalleled elegance and convenience, where every day feels like a retreat. Welcome home.