



GRASSROOTS
REALTY GROUP

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**23 Heritage Boulevard
Cochrane, Alberta**

MLS # A2212459



\$549,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,362 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, RV Access/Parking, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Welcome to 23 Heritage Boulevard – A Thoughtfully Designed Home in Beautiful Heritage Hills, Cochrane. This inviting 3-bedroom, 3.5-bathroom home with almost 1,800 SqFt of developed living area, offers the perfect mix of comfort, space, and everyday functionality—all nestled in the scenic and family-friendly community of Heritage Hills. From the front porch, take in peaceful mountain views, setting the tone for the warm and welcoming feel throughout the home. Step inside to a bright and open main floor living space, where the kitchen, dining, and living areas flow together seamlessly. Large windows let in plenty of natural light, and the kitchen features a generous island—ideal for prepping meals or gathering with family and friends. Just off the rear entry, a convenient half-bath adds thoughtful practicality to the layout. Upstairs, you’ll find two spacious bedrooms, each with its own private ensuite and walk-in closet—a rarely found layout that offers both exceptional privacy and everyday convenience. The third bedroom with its ensuite is located in the finished basement, alongside a comfortable family room—perfect for movie nights, guests, or a growing family. Outside, the oversized single garage easily accommodates a full-sized truck, and the dedicated RV parking pad next to it is a huge bonus for outdoor enthusiasts or extra vehicle/trailer needs. Set in the heart of Heritage Hills, this home is close to parks, playgrounds, scenic walking paths, and just a short drive from Ghost Lake and the Rocky Mountains—perfect for hiking, skiing, and weekend adventures. Don’t miss your opportunity to own this turnkey gem in one of Cochrane’s most desirable neighbourhoods. Book your private showing today and experience all that 23 Heritage Blvd has to offer!

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