

# \$775,000 - 145 Heritage Boulevard, Cochrane

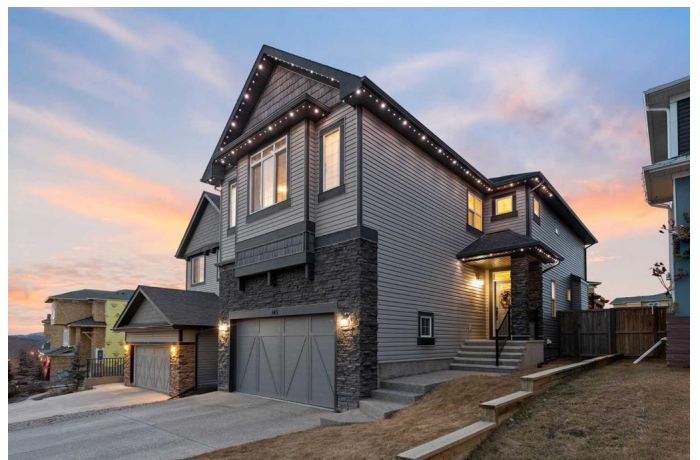
MLS® #A2199368

**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,301 sqft  
Residential on 0.10 Acres

Heritage Hills., Cochrane, Alberta

**\*\* OPEN HOUSE SATURDAY, MARCH 15TH FROM 1-3PM \*\*** Welcome to an immaculately maintained family home, nestled in the serene subdivision of Heritage Hills in Cochrane, Alberta! 145 Heritage Boulevard prominently stands on a fully landscaped lot boasting Rocky Mountain views. With over 3,100 livable square feet, this commodious residence encompasses true pride of ownership! Beginning with a convenient front-facing driveway with room for 2 vehicles and leading up to an oversized double-attached, fully finished garage with high performance polyaspartic flooring, 15-foot ceilings, a high lift garage door, u-tube radiant heating system, and a car lift providing room for an additional 3 vehicles! Distinctive exterior features include stone siding and cedar shakes complimented by Gemstone permanent outdoor lighting. Amongst entering the open to below foyer, the main level floorplan features ceramic tiled flooring that merges the front office with built-ins, 2-piece powder room, dining area, and living room with stone surround gas fire place and mantel. The main level is completed by an impressive kitchen featuring two-tone cabinets, granite countertops, tiled backsplash, large central island with seating for four, a walk-through pantry, and premium stainless-steel appliances including a gas stove. The upper level features an owner's retreat comprised of a spacious bedroom with mountain views, 67 sq.ft. walk in closet, and a 5-piece ensuite with tiled glass shower, soaker



tub, and make up desk. A generously sized upper-level bonus room separates the owner's retreat from the large second and third bedrooms, 4-piece bathroom, and laundry room with upper cabinets and brand-new, top of the line Samsung washer and dryer. Downstairs, the fully developed basement completes this unblemished home's interior offering a fourth sizeable bedroom, 4-piece bathroom, home gym with high quality rubber flooring and mirrors, and entertainment space that includes a wet bar with brand-new beverage fridge. Stepping outside to a fully fenced private backyard, enjoy a 12' x 14' deck, paver patio with cedar pergola, and a stack stone raised garden bed plus firepit. An underground irrigation system runs through the front and rear yards including a line for the raised garden. Other notable upgrades include central air conditioning, privacy tint on all rear windows, a radon mitigation system, and built-in home speaker system. Superbly located just walking distance from a future school, community garden, proposed sports facility, and growing commercial spaces. Easy access to Highway 1A provides a quick 15-minute commute to Ghost Lake, and a scenic 45-minute drive to the snow-capped peaks of Canmore. Experience this family gem for yourself! Schedule a showing with your Favorite Realtor® today!

Built in 2014

### **Essential Information**

MLS® #	A2199368
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,301

Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	145 Heritage Boulevard
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0S6

### **Amenities**

Parking Spaces	5
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Garden, Lighting, Private Yard, Storage, Gray Water System
Lot Description	Back Yard, Few Trees, Garden, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R-LD

### **Listing Details**

Listing Office	eXp Realty
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