

# \$575,000 - 23 Heritage Boulevard, Cochrane

MLS® #A2212459

**\$575,000**

3 Bedroom, 4.00 Bathroom, 1,362 sqft

Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

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 Mountainsâ€”perfect for hiking, skiing, and weekend adventures.

Donâ€™t miss your opportunity to own this turnkey gem in one of Cochraneâ€™s most desirable neighbourhoods. Book your private showing today and experience all that 23 Heritage Blvd has to offer!

Built in 2016

**Essential Information**

MLS® #	A2212459
Price	\$575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,362
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	23 Heritage Boulevard
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 2M1

### Amenities

Parking Spaces 2  
Parking Alley Access, RV Access/Parking, Single Garage Detached  
# of Garages 1

### Interior

Interior Features Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Concrete, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 29th, 2025  
Days on Market 21  
Zoning R-LD

### Listing Details

Listing Office Veritas Realty

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