

\$549,900 - 51 Heritage Boulevard, Cochrane

MLS® #A2232633

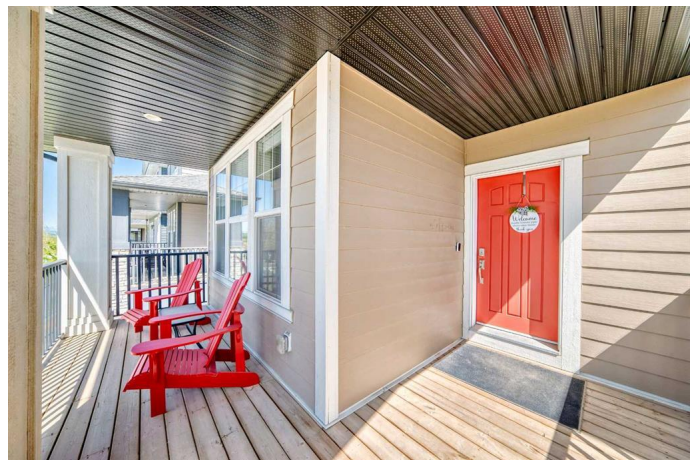
\$549,900

3 Bedroom, 3.00 Bathroom, 1,462 sqft

Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

Welcome to this beautiful and well-maintained single-family home in the sought-after Heritage neighborhood, offering over 1,460 sq ft of functional, stylish living space. Located just steps from playgrounds, walking paths, and with easy access to Ghost Lake, this is a perfect setting for families and outdoor lovers. A large front porch with a view of the foothills creates a warm welcome and a peaceful place to relax. Inside, enjoy the spacious feel of 9-foot ceilings on the main floor, luxury vinyl plank flooring, and a smart open layout that flows seamlessly from living to dining to kitchen. The kitchen features quartz countertops, a convenient pantry, and direct access to the Dura Deck back deck—perfect for BBQs and summer gatherings. The low-maintenance landscaping means you can spend more time enjoying the outdoors and less time working on them. Both front and back yards include gravel pads and are garage-ready, offering future expansion potential. There's also RV parking space, making this home incredibly versatile. The main floor includes a mudroom and a 2-piece bathroom for daily convenience. Upstairs, you'll find three bedrooms, including a primary suite with a 5-piece ensuite, a 4-piece family bathroom, and a convenient upper-floor laundry room. The unfinished basement is a blank canvas, ready to become whatever you envision—whether it's a rec room, gym, or home office.



Located in the picturesque Heritage neighborhood, you're just a short drive from both the mountains and highway access to Calgary, making this home a rare blend of comfort, location, and future potential. Don't miss your opportunity to own this beautiful and move-in ready home"book your showing today!

Built in 2016

Essential Information

MLS® #	A2232633
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,462
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	51 Heritage Boulevard
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2M1

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	15
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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