\$564,900 - 23 Heritage Boulevard, Cochrane

MLS® #A2212459

\$564,900

3 Bedroom, 4.00 Bathroom, 1,362 sqft Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

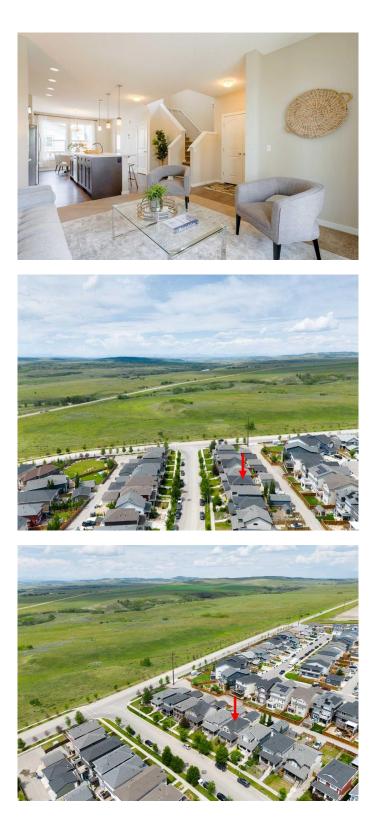
Welcome to 23 Heritage Boulevard – A Thoughtfully Designed Home in Beautiful Heritage Hills, Cochrane.

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 functionalityâ€"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 islandâ€"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, youâ€[™]II 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 itâ€[™]s 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.

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!

Built in 2016

Essential Information

MLS® #	A2212459
Price	\$564,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,362
Acres	0.08
Year Built	2016
Туре	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, Pantry, Walk-In Closet(s), Vinyl Windows, Laminate Counters, Sump Pump(s)	
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings	
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 70 Zoning R-LD

Listing Details

Listing Office Veritas Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.