



**66 Heritage Boulevard  
Cochrane, Alberta**

**MLS # A2321183**



**\$630,000**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** Suite appliances: Refrigerator, stove, microwave hood fan, washer, dryer, dishwasher

This well-designed and functional 4 bedroom, 3.5 bathroom home offers exceptional flexibility with fully self-contained walk-out living quarters. This area features one bedroom, a full kitchen, private laundry, a gas fireplace, and an open-concept living area, complemented by a soundproof and fire-rated ceiling for added comfort and privacy. The main level showcases a cozy living room with gas fireplace, a bright, modern kitchen with quartz countertops, a gas range, a large pantry, and an oversized island that flows into the dining area. From here, step directly onto the south facing deck and backyard, complete with gas hookups for your BBQ; perfect for entertaining and outdoor living. The fully fenced yard is ideal for children and pets, and includes a convenient storage shed. A rear parking pad with access from the paved alley offers easy parking and future potential for a detached garage. Upstairs, you'll find three spacious bedrooms, including a generous primary bedroom featuring a 5 pcs ensuite bath containing a relaxing soaker tub. Two additional well-sized bedrooms, laundry facilities and a full bathroom complete the upper level, making this home an ideal choice for growing families.