



GRASSROOTS
REALTY GROUP

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386 Heritage Boulevard
Cochrane, Alberta

MLS # A2333117



\$482,895

Division:	Heritage Hills		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,453 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Eden - a stunning 1,400 sq ft, 3-bed, 2.5-bath town home in the sought-after West Hawk community of Cochrane. This NO-CONDO FEES WALKOUT home features a south-facing backyard and breathtaking MOUNTAIN VIEWS from both the covered main floor deck and primary bedroom. The DOUBLE ATTACHED GARAGE (18'x22') offers secure parking. The open-concept main floor impresses with 9' ceilings, expansive windows, and luxury vinyl plank flooring throughout. A walk-through pantry and mudroom keep daily life organized, while second-floor laundry adds convenience. Built with a high-efficiency furnace, hot water tank, and HRV system for year-round comfort. Plenty of upgrades including an electric fireplace & melamine shelving to the pantry & primary walk-in closet and knockdown ceilings. MOVE-IN READY GEM with mountain views and modern living at an exceptional value.