



**GRASSROOTS**  
REALTY GROUP

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124 Heritage Boulevard  
Cochrane, Alberta

MLS # A2338531



**\$849,000**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Heritage Hills         |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,225 sq.ft.           | Age:   | 2024 (2 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.09 Acre              |        |                  |
| Lot Feat: | Back Lane, Back Yard   |        |                  |

|             |                                           |            |      |
|-------------|-------------------------------------------|------------|------|
| Heating:    | Forced Air                                | Water:     | -    |
| Floors:     | Carpet, Tile, Vinyl Plank                 | Sewer:     | -    |
| Roof:       | Asphalt Shingle                           | Condo Fee: | -    |
| Basement:   | Full                                      | LLD:       | -    |
| Exterior:   | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning:    | R-MX |
| Foundation: | Poured Concrete                           | Utilities: | -    |
| Features:   | Open Floorplan, Quartz Counters           |            |      |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Located in the picturesque community of Heritage Hills in Cochrane, this beautifully maintained home offers modern comfort, thoughtful design and exceptional income potential. Used primarily as the owners’ second residence, it has been barely lived in and shows exceptionally well. The open-concept main floor features 9-foot ceilings, oversized windows that fill the space with natural light, luxury vinyl plank flooring and a welcoming gas fireplace. The chef-inspired kitchen includes integrated appliances, quartz countertops and generous workspace, flowing seamlessly into the dining and living areas for everyday living and entertaining. Upstairs, you will find three spacious bedrooms and a versatile bonus room. The primary retreat features a spa-inspired ensuite with a custom-tiled shower, while the additional bedrooms offer comfortable space for family, guests or a home office. The fully developed basement includes a one-bedroom walkout legal suite. The private entrance and gated rear parking pad offer excellent flexibility and rental potential while providing convenient, separate access for occupants or guests. Located close to parks, pathways and community amenities, this move-in-ready property offers an appealing combination of comfortable family living, flexible accommodations and income potential.