



GRASSROOTS
REALTY GROUP

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**382 Heritage Boulevard
Cochrane, Alberta**

MLS # A2344405

\$427,869

Division:	Heritage Hills		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 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:	Brick, Cement Fiber Board, 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, Recessed Lighting, Separate Entrance, Smart Home, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	n/a		

MOUNTAIN VIEWS meet modern living in this stunning townhome at 382 Heritage Blvd! This home offers a SINGLE ATTACHED GARAGE on a WALKOUT lot with a SOUTH-FACING BACKYARD, perfect for sun-soaked entertaining. NO CONDO FEES & FREEHOLD OWNERSHIP with maintenance-free living! Enjoy a covered MAIN FLOOR DECK and primary bedroom both showcasing breathtaking views. The OPEN-CONCEPT main floor features 9' CEILINGS, oversized windows, WALK-THROUGH MUDROOM & PANTRY & soft-close cabinetry throughout. Upstairs, enjoy a SECOND-FLOOR LAUNDRY with side-by-side washer and dryer. The WALKOUT basement offers HIGH 9' CEILINGS with a bathroom rough-in, ready for future development. Stay comfortable year-round with a high-efficiency furnace, HWT and HRV system. Located in WEST HAWK, Cochrane's premier community at one of the HIGHEST ELEVATIONS in Cochrane, home to a future K-9 school. 5 mins to upcoming HORSE CREEK SPORTS PARK, shopping & more. 35 mins to Downtown Calgary.