



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

410 Heritage Boulevard
Cochrane, Alberta

MLS # A2349079

\$472,395

Division:	Heritage Hills		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,450 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:	Back Yard, 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, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

MOUNTAIN VIEWS meet modern living in this stunning Eden townhome at 410 Heritage Blvd! This home offers 3 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE ATTACHED GARAGE (18'x22') on a WALKOUT LOT with a SOUTH-FACING BACKYARD, bringing in abundant natural light throughout the day. NO CONDO FEES – FREEHOLD OWNERSHIP! Enjoy breathtaking MOUNTAIN VIEWS from both the covered main floor deck and primary bedroom. The OPEN-CONCEPT main floor features 9' CEILINGS, expansive windows, and LUXURY VINYL PLANK FLOORING throughout for durability. A functional mudroom and walk-through pantry keep everyday life organized. Upstairs, enjoy SECOND-FLOOR LAUNDRY with a side-by-side washer and dryer. Stay comfortable year-round with a high-efficiency furnace, hot water tank, and HRV system. Located in WEST HAWK, one of the highest elevations in Cochrane, home to a future K-9 SCHOOL SITE, DOG PARK, playground and natural green space. Minutes from the upcoming HORSE CREEK SPORTS PARK and Glen Eagles Golf Course.