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192 Heritage Boulevard Cochrane, Alberta

MLS # A2255589



\$784,900

Heritage Hills

	-				
Type:	Residential/House				
Style:	Bungalow				
Size:	1,524 sq.ft.	Age:	2013 (12 yrs old)		
Beds:	4	Baths:	2 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.12 Acre				
Lot Feat:	Back Lane, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Lo				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Division:

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Radon mitigation system, irrigation system

OPEN HOUSE, SATURDAY, NOVEMBER 1st from 12-2pm. Welcome to this impeccably maintained 4-bedroom, 2.5-bath bungalow nestled on a desirable corner lot in the sought-after community of Heritage Hills, Cochrane. Whether you're a young family looking for room to grow, or an experienced buyer seeking the ease of single-level living, this home offers the perfect balance of comfort, style, and smart functionality. Enjoy partial mountain views from your back deck and the beauty of a thoughtfully designed layout with 1,521 sq ft on the main floor and an additional 1,409 sq ft of fully finished basement space—ideal for family gatherings, hobbies, or hosting guests. Main Floor Highlights: Bright and spacious open-concept design with a blend of hardwood, tile, and carpet flooring A chef's kitchen with stainless steel appliances, under-cabinet lighting, ample cabinetry, and abundant storage A warm and inviting living room with a gas fireplace and extra windows for maximum natural light Main floor laundry—a must for convenience and accessibility Luxurious primary suite featuring vaulted ceilings, a walk-in closet, and a spa-inspired ensuite with heated floors and a soaker tub Two private decks out back plus a charming front porch—perfect for morning coffee, evening wine, or connecting with neighbours Lower Level Features: 9-foot ceilings that make the basement feel bright and open A spacious bonus/family room, perfect for movie nights or a kids' play area Two generous bedrooms with oversized windows A full bathroom, dedicated wine/beer-making room with sink, cold storage, and plenty of storage throughout Additional Features: Radon mitigation system already installed Hunter Douglas blinds throughout the main floor Central vacuum system and assumable security system (\$40/month) RV parking pad (or easily

converted to green space) Professionally landscaped yard with underground irrigation and garden plots Low-maintenance buffer between this home and the neighbour for added privacy Set in a welcoming community close to parks, walking trails, and Cochrane's many amenities, this home offers the best of both worlds: peaceful suburban living with quick access to Highway 1A for easy trips to Calgary, Ghost Lake, or the Rocky Mountains. Whether you're planning for the future or simply want a home that fits your lifestyle today, this Heritage Hills bungalow delivers unmatched comfort, accessibility, and charm.