

# \$849,000 - 116 Heritage Boulevard, Cochrane

MLS® #A2206102

**\$849,000**

6 Bedroom, 4.00 Bathroom, 2,492 sqft  
Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

\*\*\*Open Houses on Sat 29th Mar and Sun 30th March from 12:00pm - 3:00pm\*\*\*This Stunning home features over 3500 square feet of refined living space, where modern design seamlessly blends with functional elegance. This meticulously crafted residence boasts a plethora of features, including a LEGAL 2-BEDROOM BASEMENT SUITE, a double front attached garage, and a wealth of bedrooms and bathrooms to accommodate every need. Step through the entryway into a world of sophistication and style. The open-concept layout, seamlessly connects the living, dining, and kitchen areas. Oversized windows flood the interior with natural light, creating a warm and inviting ambiance. Whether hosting a formal dinner party or enjoying a cozy night in with family, the living spaces of this residence provide the perfect backdrop for any occasion. Spanning three levels, this residence offers a total of 6 bedrooms and 3.5 bathrooms, providing ample space for both relaxation and entertainment. The upper floor, a sanctuary of comfort, houses 4 bedrooms and 2 bathrooms. Additionally, a conveniently located laundry room and a versatile bonus room complete this level, catering to the needs of modern family living. The main floor of this residence is a testament to both style and functionality. The pièce de résistance of this residence is undoubtedly its legal 2-bedroom suite, located in the walk-out basement. With its own separate entrance, kitchen, and living space,



this suite offers the potential for additional income or accommodations for extended family members. Whether used as a rental property or guest suite, this versatile space adds both value and convenience to the home. This home has it all from its elegant design and high-end finishes to its spacious layout and income-generating potential, every aspect of this home has been carefully considered to exceed the expectations of even the most discerning homeowner. Whether you're seeking a serene retreat or an entertainer's paradise, this home offers the perfect canvas for realizing your dreams. Welcome to a lifestyle of unparalleled elegance and convenience, where every day feels like a retreat. Welcome home.

Built in 2025

### **Essential Information**

MLS® #	A2206102
Price	\$849,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,492
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	116 Heritage Boulevard
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 3G8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	15
Zoning	RC-1

### **Listing Details**

Listing Office	Real Broker
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