

# \$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 10  
Zoning RC-1

### Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.