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

MLS® #A2206102

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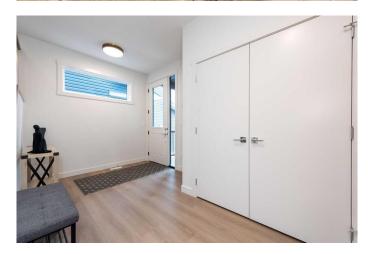
6 Bedroom, 4.00 Bathroom, 2,492 sqft Residential on 0.09 Acres

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 piÃ"ce 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 19

Zoning RC-1

# **Listing Details**

Listing Office Real Broker

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