

\$879,900 - 105 Heritage Boulevard, Cochrane

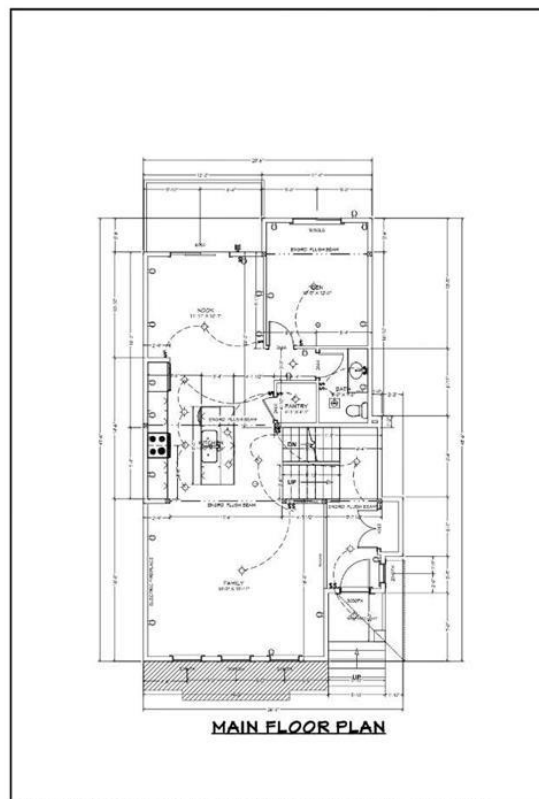
MLS® #A2177574

\$879,900

3 Bedroom, 3.00 Bathroom, 2,597 sqft
Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

Don't miss this amazing opportunity to own a brand new single detached home with a legal basement suite built by Paradiso Homes in the fastest growing community in Canada, Cochrane! You will be able to enjoy mountain town style living with all the amenities that city life offers. With nearly 2600 sq ft of luxury living space there is an abundance of room to raise your kids, entertain friends and family or simply relax after a long day of work in your private retreat. There is also the added bonus to have potential rental income from your legal basement suite. The suite is ground level which serves perfectly for extended family members who may be elderly. Or maybe use it as a nanny suite? The flexibility is endless. This home offers 3 bedrooms and 2.5 baths on the upper two levels while the lower suite offers one bed and bath. The home is located in the quiet upscale community of Heritage Hill in Cochrane. Minutes from shopping, eateries and the SLS Sports Complex for you and your family's fitness regime. In addition to this amazing home, there are other models of single detached, semi-attached and townhomes available. Please contact us for more information. All photos are for illustration purposes only.



| | | | | |
|---------------|-------|--|--|--|
| PAGE NO. 5 | OWNER | 105 HERITAGE BOULEVARD LOT 9 BLOCK 52 | MAIN FLOOR AREA: 1028 SECOND FLOOR AREA: 1075 TOTAL SQ.FT.: 2103 | ARCHI DESIGN INC. www.archidesign.ca Tel: 581-438-1122 |
| 5/9/2024 | | SCALE 1/16"=1'-0" | GARAGE: 390 SQ.FT. | |

Built in 2024

Essential Information

MLS® # A2177574

| | |
|----------------|-------------|
| Price | \$879,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,597 |
| Acres | 0.08 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 105 Heritage Boulevard |
| Subdivision | Heritage Hills. |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0G5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Other, Private Yard |
|-------------------|---------------------|

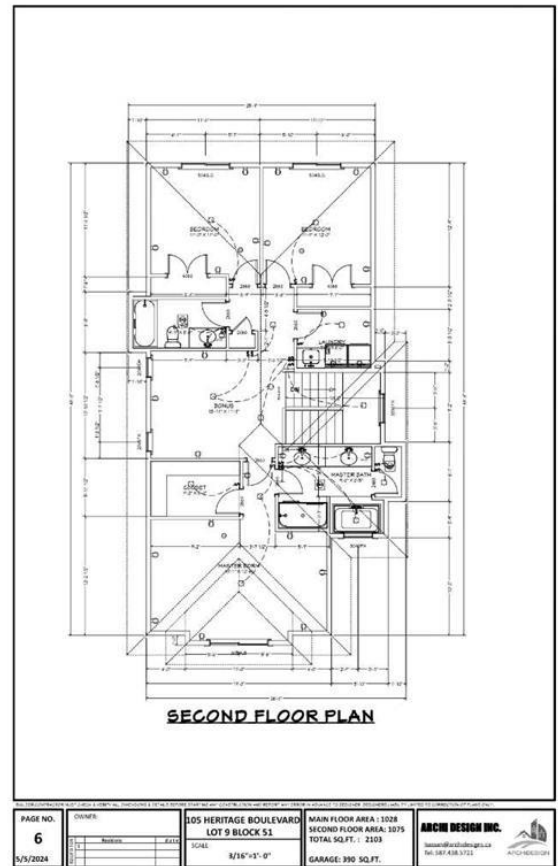
Lot Description Back Lane, Back Yard, Recta
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Fr
Foundation Poured Concrete

Additional Information

Date Listed November 13th, 2024
Days on Market 149
Zoning RC-1S

Listing Details

Listing Office Century 21 Bravo Realty



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