

\$784,900 - 192 Heritage Boulevard, Cochrane

MLS® #A2255589

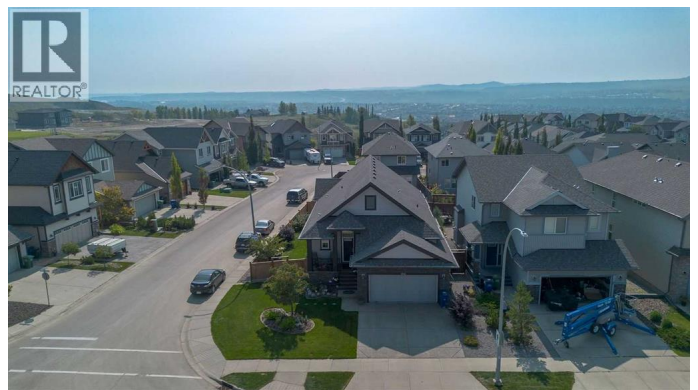
\$784,900

4 Bedroom, 3.00 Bathroom, 1,524 sqft

Single Family on 0.12 Acres

Heritage Hills, Cochrane, Alberta

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 areaTwo generous bedrooms with oversized windowsA full bathroom, dedicated wine/beer-making room with sink, cold storage, and plenty of storage throughoutAdditional Features:Radon mitigation system already installedHunter Douglas blinds throughout the main floorCentral 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 plotsLow-maintenance buffer between this home and the neighbour for added privacySet 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. (id:6289)

Built in 2013

Essential Information

Listing #	A2255589
Price	\$784,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,524
Acres	0.12
Year Built	2013
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	192 Heritage Boulevard
Subdivision	Heritage Hills
City	Cochrane
Province	Alberta
Postal Code	T4C0S5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Stone
Exterior Features	Garden Area, Landscaped, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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Listing information last updated on November 4th, 2025 at 3:16pm PST