

\$619,000 - 524 Heritage Boulevard, Cochrane

MLS® #A2265581

\$619,000

3 Bedroom, 3.00 Bathroom, 1,895 sqft

Single Family on 0.08 Acres

Heritage Hills, Cochrane, Alberta

**** Open House: Saturday, November 1st
12-2:30pm & Sunday, November 2nd 12-3pm**

**** Discover the Cambridge by Paragon Custom Homes.** A stunning 1,895 sq ft corner duplex situated on a premium lot with a park right beside you in the desirable West Hawk community. This beautiful home offers abundant natural light and 9ft ceilings throughout. Inside, you'll be greeted by a bright foyer with engineered hardwood flooring and large windows. The walkthrough mudroom with built in storage connects effortlessly from the double attached garage into the pantry, keeping you organized. The spacious kitchen features stainless steel appliances, quartz countertops, a generous island, and custom cabinetry. A large main floor office with feature walls provides versatile space for work, study, or a cozy playroom. Relax in the inviting living room with a electric fireplace, or step out to the deck and backyard. Upstairs, you'll find a great bonus room, two generously sized bedrooms, a family bathroom, laundry room with convenient built in storage, and the primary retreat boasting a vaulted ceiling, a luxurious 5-piece ensuite with a soaker tub, and a walk-in closet with custom built ins. An additional side entrance offers extra convenience for future developments or separate living spaces. Located close to schools, educational facilities, a variety of amenities, and easy access east to Calgary and west to the mountains, this home combines modern updates with classic charm



in a sought after neighborhood. Just minutes from excellent dining, green spaces, and river walking paths, this remarkable property is ready for you to call home. Donâ€™t miss your chance, schedule your showing today! (id:6289)

Built in 2025

Essential Information

Listing #	A2265581
Price	\$619,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,895
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	524 Heritage Boulevard
Subdivision	Heritage Hills
City	Cochrane
Province	Alberta
Postal Code	T4C2J8

Amenities

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

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo
Heating	Natural gas Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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