



74 Heritage Boulevard Cochrane Alberta

\$729,900

A meticulously upgraded home perched atop an over-sized corner lot; directly across from Heritage Hills' largest park (i.e. basketball court, playground, picnic tables, community garden). This fully-finished (i.e. nearly 2,500 sq ft of developed living space), 4 bed/4 bath upscale air-conditioned home offers front porch to large/bright/airy entry, main floor den, 2-piece powder room, decadent gourmet kitchen with upgraded stainless steel appliances/island/breakfast bar/quartz counters/full height cabinetry/walk-in pantry, spacious living room with feature gas fireplace and dining room. Large mud room with door to 8' X 20' elevated deck offering views of the majestic Rocky Mountains and over-looking a beautifully landscaped/fully fenced/zero-maintenance/dog-friendly (i.e. fully enclosed dog run + turf) back yard; complete with a 9' X 13' lower stone patio perfect for the fire pit. Upper level houses a centrally-located bonus room with tasteful tray ceiling, large master bedroom with gorgeous 10'+ vaulted ceiling/large walk-in closet/full ensuite (complete with dream dual-head walk-in tiled shower), 2 additional generously-scaled bedrooms and full 4-piece main bath. Lower level was professionally developed by Builder (i.e. all permits in place) to include living room with feature gas fireplace, substantial 4th bedroom with walk-in closet, full 4-piece bathroom, laundry room and loads of storage. Long-list of upgrades includes: 9' ceilings on main and lower level, premium millwork, additional transom windows, upgraded laminate flooring and lighting/plumbing fixtures throughout. 20' X 20' double detached garage off paved back lane rounds this gorgeous abode out. (id:6769)

Family room 13.00 Ft x 13.92 Ft

Bedroom 12.00 Ft x 13.00 Ft

Other 5.42 Ft x 8.33 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Laundry room 5.67 Ft x 9.25 Ft

Furnace 7.42 Ft x 8.42 Ft

Foyer 6.58 Ft x 9.50 Ft

Office 9.50 Ft x 12.50 Ft

Other 4.00 Ft x 5.00 Ft

Living room 12.00 Ft x 13.50 Ft

2pc Bathroom 4.08 Ft x 5.50 Ft

Bonus Room 13.17 Ft x 13.67 Ft

Primary Bedroom 13.50 Ft x 13.67 Ft

Other 5.33 Ft x 9.33 Ft

3pc Bathroom 4.08 Ft x 11.08 Ft

Bedroom 9.08 Ft x 9.25 Ft

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Kitchen 12.67 Ft x 14.00 Ft

Bedroom 9.33 Ft x 9.92 Ft

Dining room 8.00 Ft x 8.67 Ft