



# 168 Heritage Boulevard Cochrane Alberta

\$795,000

Immerse yourself in luxury living with this exquisitely upgraded, built by Trico Homes, nestled in one of Cochrane's most coveted areas, "Heritage Hills". From the moment you step inside, glass doors welcome you into a functional mudroom, seamlessly separating the foyer from the rest of the residence. Throughout the two-story design, maple hardwood floors exude sophistication, complemented by soaring 9-foot ceilings. The kitchen is a seamless blend of style and practicality, featuring granite countertops, stainless steel appliances, an expansive deep pantry, and a kitchen island, all complemented by a spacious deck adjacent to the dining area. The living room boasts a stone-faced fireplace and expansive windows framing breathtaking mountain views, flooding the space with natural light. On the main level, you'll find a convenient half bath, a laundry room equipped with upgraded Samsung washer and dryer, and an oversized double car garage. Ascending to the upper level, the master bedroom unveils a luxurious ensuite with a soaker tub, glass shower, double sinks, and a walk-in closet. Enjoy mountain views from the master patio, accompanied by a bonus room, two additional bedrooms, and another 3-piece bathroom. Efficiency meets comfort with two energy-efficient furnaces, on-demand hot water, accordion blinds, and smart home technology. Furthermore, the fully finished walk-out basement suite (illegal) with a separate entry adds versatility and enhances the property's value. Don't miss the opportunity to experience the allure of this meticulously crafted home by scheduling a showing today! (id:6769)

- 4pc Bathroom 6.00 Ft x 10.08 Ft
- 5pc Bathroom 10.25 Ft x 14.33 Ft
- Bedroom 10.17 Ft x 13.67 Ft
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- Primary Bedroom 19.08 Ft x 24.50 Ft
- Family room 20.83 Ft x 16.50 Ft
- Other 9.08 Ft x 7.00 Ft
- 4pc Bathroom 6.42 Ft x 8.67 Ft

- Recreational, Games room 25.83 Ft x 21.92 Ft
- Laundry room 9.58 Ft x 8.25 Ft
- Storage 6.50 Ft x 3.92 Ft
- 2pc Bathroom 7.00 Ft x 3.00 Ft
- Foyer 7.58 Ft x 9.00 Ft
- Laundry room 11.08 Ft x 8.83 Ft
- Kitchen 14.33 Ft x 9.50 Ft
- Dining room 14.33 Ft x 10.14 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Kitchen 13.75 Ft x 10.50 Ft

Living room 15.08 Ft x 21.92 Ft

Furnace 8.00 Ft x 10.58 Ft