



209 Heritage Boulevard Cochrane Alberta

\$750,000

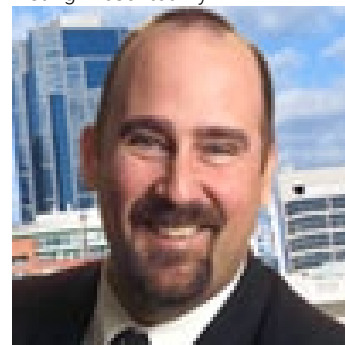
Welcome to Heritage Hills in Cochrane! Perched atop of the hill, on the west side of town, this community offers a perfect blend of views, a family-friendly atmosphere, and amenities including a dental office, liquor store, Aama Nepalese Cuisine, Anytime Fitness, and a daycare. With over 3,300 sq. ft. of developed living space, 4 bedrooms, and a main floor flex space, this is the family home you have been waiting for. In a neighborhood with parks, community gardens, and a strong sense of community spirit, Heritage Hills is an amazing place to call home. From the moment you walk in, you will notice how expansive and spacious this home truly is, a rare find at this price point. The open-concept main floor features a large flex area perfect to house all the toys or home office, a neutral kitchen with ample counter space, complemented with a large living area perfect for entertaining and spending time with your family. Amazing updates to this home include an air conditioner, new plank flooring on the main & upper floors as well as carpet on the stairs. Upstairs, you will find a generous bonus room providing a cozy retreat between the primary suite and two additional bedrooms, complete with a spacious laundry room with ample storage potential. The basement is fully complete with an additional bedroom, full bathroom, and spacious rec area perfect for family movie nights. Drive right on into your oversized doublegarage with ample space for storage. Outside, the fully landscaped yard with mature trees and garden beds offers the perfect area to enjoy the outdoors and ample privacy. Come home to a street with several young families who love where they live, and enjoy everything life has to offer in Heritage Hills! Don't miss out on the opportunity to call this remarkable house your home! (id:6769)

4pc Bathroom 7.50 Ft x 4.83 Ft
 Bedroom 13.83 Ft x 12.42 Ft
 Recreational, Games room 25.67 Ft x 26.83 Ft
 Furnace 11.50 Ft x 12.58 Ft
 2pc Bathroom 5.00 Ft x 4.67 Ft
 Den 10.33 Ft x 8.92 Ft
 Dining room 12.92 Ft x 10.33 Ft

4pc Bathroom 10.75 Ft x 5.83 Ft
 5pc Bathroom 12.92 Ft x 16.33 Ft
 Bedroom 10.25 Ft x 11.83 Ft
 Bedroom 10.33 Ft x 11.92 Ft
 Family room 17.25 Ft x 13.83 Ft
 Laundry room 9.67 Ft x 9.17 Ft
 Primary Bedroom 13.67 Ft x 15.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.laurencrouse.com/>

RE/MAX Realty Professionals

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Kitchen 13.00 Ft x 16.50 Ft

Other 9.33 Ft x 5.92 Ft

Living room 13.92 Ft x 14.83 Ft