

# \$784,900 - 192 Heritage Boulevard, Cochrane

MLS® #A2255589

**\$784,900**

4 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential 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.

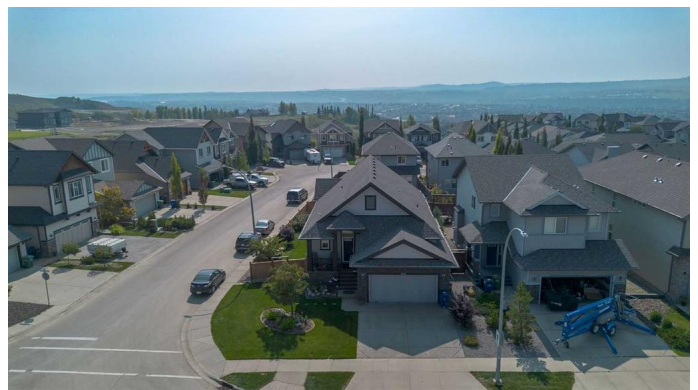
Main Floor Highlights:

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 area

Two generous bedrooms with oversized windows

A full bathroom, dedicated wine/beer-making room with sink, cold storage, and plenty of storage throughout

#### Additional Features:

Radon mitigation system already installed

Hunter Douglas blinds throughout the main floor

Central 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 plots

Low-maintenance buffer between this home and the neighbour for added privacy

Set 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.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255589    |
| Price          | \$784,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,524       |
| Acres          | 0.12        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 192 Heritage Boulevard |
| Subdivision | Heritage Hills.        |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 0S5                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                                |
| Heating           | Forced Air                                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Full                                                                                                                                                                                                            |

## Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                                                                                                 |
| Lot Description   | Back Lane, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Aluminum Siding, Stone, Wood Frame                                                                                                   |
| Foundation        | Poured Concrete                                                                                                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 53                   |
| Zoning         | R-LD                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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