

# \$585,000 - 23 Heritage Boulevard, Cochrane

MLS® #A2212459

**\$585,000**

3 Bedroom, 4.00 Bathroom, 1,362 sqft

Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

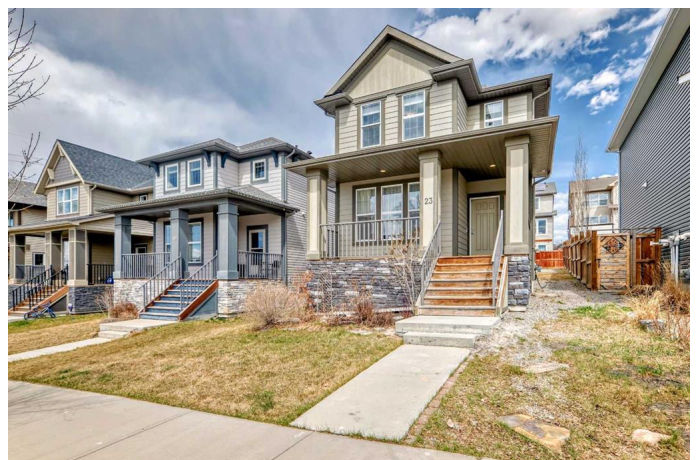
Welcome to 23 Heritage Boulevard â€” A Thoughtfully Designed Home in Beautiful Heritage Hills, Cochrane.

This inviting 3-bedroom, 3.5-bathroom home with almost 1,800 SqFt of developed living area, offers the perfect mix of comfort, space, and everyday functionalityâ€”all nestled in the scenic and family-friendly community of Heritage Hills. From the front porch, take in peaceful mountain views, setting the tone for the warm and welcoming feel throughout the home.

Step inside to a bright and open main floor living space, where the kitchen, dining, and living areas flow together seamlessly. Large windows let in plenty of natural light, and the kitchen features a generous islandâ€”ideal for prepping meals or gathering with family and friends. Just off the rear entry, a convenient half-bath adds thoughtful practicality to the layout.

Upstairs, youâ€™ll find two spacious bedrooms, each with its own private ensuite and walk-in closetâ€”a rarely found layout that offers both exceptional privacy and everyday convenience. The third bedroom with its ensuite is located in the finished basement, alongside a comfortable family roomâ€”perfect for movie nights, guests, or a growing family.

Outside, the oversized single garage easily



accommodates a full-sized truck, and the dedicated RV parking pad next to it is a huge bonus for outdoor enthusiasts or extra vehicle/trailer needs.

Set in the heart of Heritage Hills, this home is close to parks, playgrounds, scenic walking paths, and just a short drive from Ghost Lake and the Rocky Mountains—perfect for hiking, skiing, and weekend adventures.

Don't miss your opportunity to own this turnkey gem in one of Cochrane's most desirable neighbourhoods. Book your private showing today and experience all that 23 Heritage Blvd has to offer!

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212459    |
| Price          | \$585,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,362       |
| Acres          | 0.08        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 23 Heritage Boulevard |
| Subdivision | Heritage Hills.       |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |

Postal Code T4C 2M1

### Amenities

Parking Spaces 2  
Parking Single Garage Detached, Alley Access, RV Access/Parking  
# of Garages 1

### Interior

Interior Features Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Wood Frame, Concrete  
Foundation Poured Concrete

### Additional Information

Date Listed April 29th, 2025  
Days on Market 1  
Zoning R-LD

### Listing Details

Listing Office Veritas Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.