$794,900 - 192 Heritage Boulevard, Cochrane

MLS® #A2255589

$794,900
4 Bedroom, 3.00 Bathroom, 1,524 sqft
Residential on 0.12 Acres

Heritage Hills., Cochrane, Alberta

Welcome to this beautifully maintained 4-bedroom, 2.5-bath bungalow located in the sought-after community of Heritage Hills, Cochrane. Offering partial mountain views from the back deck, this spacious home blends functionality, comfort, and elegance across 1,521 sq ft on the main level and an additional 1409 sq ft in the fully finished basement.

Main floor highlights include bright, open-concept layout with hardwood, tile, and carpet flooring. A huge kitchen features stainless steel appliances, ample cabinetry, under-cabinet lighting, and generous storage space. The living room with gas fireplace and large windows (upgraded number of windows) provides a welcoming atmosphere. Convenient main floor laundry. Primary suite has heated floor ensuite, soaker tub, walk-in closet, and beautiful finishes like vaulted ceiling and windows. Two additional decks (one front and two in back) for morning coffee or evening conversations with friendly neighbours. Basement features include 9' ceilings creating a spacious feel throughout, large bonus/family room, two well-sized bedrooms with oversized windows for natural light. There is a full bathroom and even a wine/beer making room with sink, cold storage room, and additional storage areas. Additional features to the home include: radon mitigation system, Hunter Douglas blinds throughout main floor, central vacuum system included, security system (assumable for $40/month). RV parking area

can be restored to grass if owner chooses and this corner lot has great curb appeal. Beautifully landscaped yard with underground irrigation, garden plots, and the three decks for entertaining or relaxing. Low maintenance space between this home and next door, as well. This thoughtfully designed bungalow offers the perfect mix of indoor comfort and outdoor enjoyment. Located close to walking paths, parks, and all the amenities Cochrane has to offer, itâ€™s ideal for families, downsizers, or anyone seeking single-level living with space to grow. Highway 1A allows quick access to Ghost Lake and Canmore/Banff or east to Calgary.

Built in 2013

Essential Information

MLS® #	A2255589
Price	$794,900
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	Finished, 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	3
Zoning	R-LD

Listing Details

Listing Office	CIR Realty

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