

# \$879,900 - 105 Heritage Boulevard, Cochrane

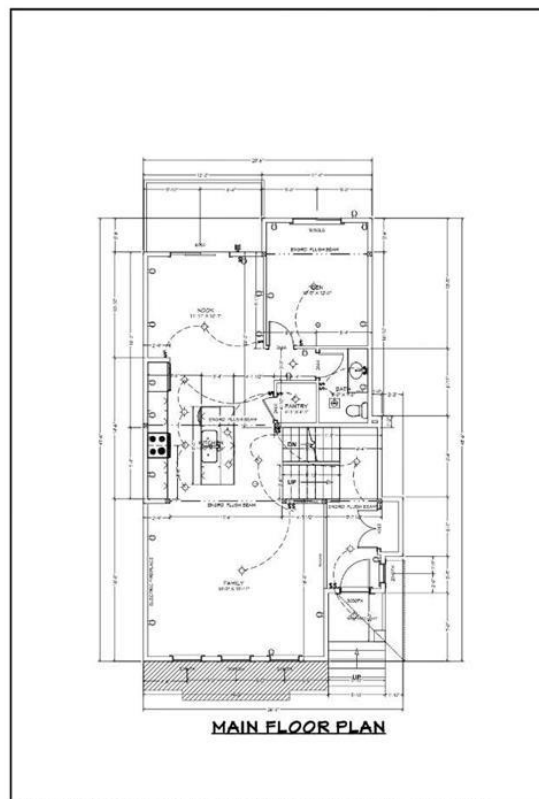
MLS® #A2177574

**\$879,900**

3 Bedroom, 3.00 Bathroom, 2,597 sqft  
Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

Don't miss this amazing opportunity to own a brand new single detached home with a legal basement suite built by Paradiso Homes in the fastest growing community in Canada, Cochrane! You will be able to enjoy mountain town style living with all the amenities that city life offers. With nearly 2600 sq ft of luxury living space there is an abundance of room to raise your kids, entertain friends and family or simply relax after a long day of work in your private retreat. There is also the added bonus to have potential rental income from your legal basement suite. The suite is ground level which serves perfectly for extended family members who may be elderly. Or maybe use it as a nanny suite? The flexibility is endless. This home offers 3 bedrooms and 2.5 baths on the upper two levels while the lower suite offers one bed and bath. The home is located in the quiet upscale community of Heritage Hill in Cochrane. Minutes from shopping, eateries and the SLS Sports Complex for you and your family's fitness regime. In addition to this amazing home, there are other models of single detached, semi-attached and townhomes available. Please contact us for more information. All photos are for illustration purposes only.



PAGE NO. <b>5</b>	OWNER Name: _____ Address: _____ City: _____	105 HERITAGE BOULEVARD LOT 9 BLOCK 52 SCALE: 1/16"=1'-0"	MAIN FLOOR AREA: 1028 SECOND FLOOR AREA: 1075 TOTAL SQ.FT.: 2103 GARAGE: 390 SQ.FT.	<b>ARCHI DESIGN INC.</b> www.archidesign.ca Tel: 581-438-1122
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Built in 2024

## Essential Information

MLS® #                      A2177574

Price	\$879,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,597
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	105 Heritage Boulevard
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0G5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Other, Private Yard
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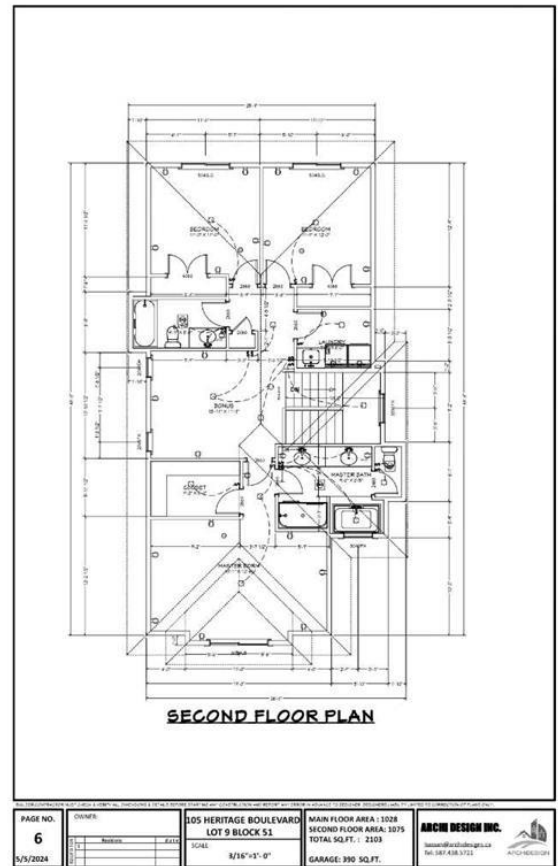
Lot Description Back Lane, Back Yard, Recta  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Fr  
Foundation Poured Concrete

### Additional Information

Date Listed November 13th, 2024  
Days on Market 141  
Zoning RC-1S

### Listing Details

Listing Office Century 21 Bravo Realty



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