

\$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.

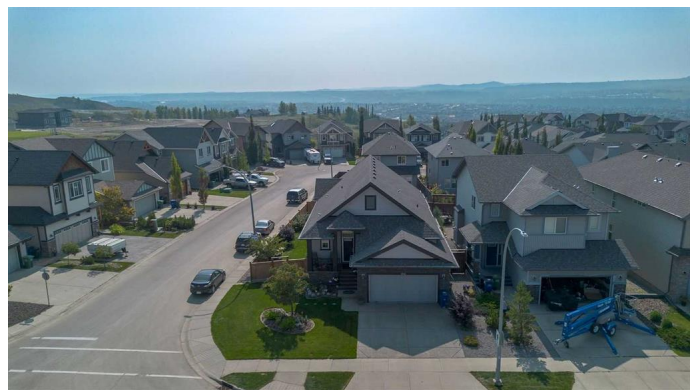
Main Floor Highlights:

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	54
Zoning	R-LD

Listing Details

Listing Office	CIR 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.