

\$609,000 - 512 Heritage Boulevard, Cochrane

MLS® #A2265580

\$609,000

3 Bedroom, 3.00 Bathroom, 1,922 sqft

Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

**** Open House Saturday October 25 & Sunday October 26 12-3pm **** Discover the Yale, by Paragon Homes. This stunning 1922 sq ft home with double attached garage stands on top of the desirable West Hawk community, and has an abundance of natural light that fills every space and 9ft ceilings throughout. Step inside to a bright foyer with engineered hardwood flooring, large windows and an open to above staircase. The walkthrough mudroom with built-in storage connects seamlessly from the garage into the pantry, perfect for staying organized. The large kitchen is a chef's dream, finished with stainless steel appliances, quartz countertops, a generous island, and custom cabinetry. A large main floor office with feature walls offers the perfect workspace/playroom/den. The cozy living room with electric fireplace, and dining area with leading to the deck and backyard, with ample space for outdoor gatherings and endless backyard possibilities. Upstairs, you'll find two generously sized bedrooms, a family bathroom, laundry room with convenient built in storage, and the primary retreat featuring a vaulted ceiling, a luxurious 5 piece ensuite with a soaker tub, and a fantastic walk-in closet with custom built-ins. The additional side entrance adds extra convenience for future developments or separate living spaces. This home combines modern updates with classic charm in a coveted neighborhood. Don't miss your chance to make this remarkable property your



new home! Easily head West to the mountains and East to Calgary, this home is located close to schools and education facilities, and a wide variety of amenities. Just a short drive and you can enjoy the many restaurants, green spaces and river walking paths. This home combines modern updates with classic charm in a coveted neighborhood. Don't miss your chance to make this remarkable property your new home, book your showing today!

Built in 2025

Essential Information

MLS® #	A2265580
Price	\$609,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,922
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	512 Heritage Boulevard
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2J8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizer, Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Stove, Microwave

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Low Maintenance

Roof Asphalt

Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 21st, 2025

Days on Market 6

Zoning R-MX

Listing Details

Listing Office eXp Realty

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