

# \$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 7

Zoning R-MX

## Listing Details

Listing Office eXp Realty

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