

\$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, November 1st 12-2:30pm & Sunday, November 2nd 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 Organizers, 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, Rectangular Lot, Fenced

Roof Asphalt

Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 21st, 2025

Days on Market 10

Zoning R-MX

Listing Details

Listing Office eXp 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.

