

780-832-5880

cord@gpremax.com

358 Heritage Boulevard Cochrane, Alberta

MLS # A2268791



\$498,645

Division:	Heritage Hills			
Туре:	Residential/Triplex			
Style:	2 Storey			
Size:	1,447 sq.ft.	Age:	2026 (-1 yrs old)	
Beds:	3	Baths:	2 full / 1 half	
Garage:	Single Garage Attached			
Lot Size:	0.05 Acre			
Lot Feat:	Back Lane, Back Yard			

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Vinyl Plank Roof: **Condo Fee:** Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Composite Siding, Stone, Vinyl Siding, Wood Frame R-MX Foundation: **Poured Concrete Utilities:**

Features: Bathroom Rough-in, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions:

N/A

The Eden is designed for contemporary living. Entering this home, you are welcomed by a half bath, closet and convenient walk-through mudroom and pantry leading to the central kitchen. The main floor opens up to reveal a spacious great room and dining area, leading to the covered balcony - a perfect retreat to enjoy year round. The second level boasts a primary bedroom with ample space, including an ensuite offering dual sinks and adjacent walk-in closet. Upstairs also offers two secondary rooms, a bathroom, and laundry area. To round out this home, the attached single-car garage provides secure parking and additional storage space. Photos are representative.