

**504 Heritage Boulevard  
Cochrane, Alberta**

**MLS # A2281211**

**\$589,900**



<b>Division:</b>	Heritage Hills	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,893 sq.ft.	<b>Age:</b> 2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway	
<b>Lot Size:</b>	0.08 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Other, Rectangular Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

\*\* Open House: Saturday, Feb. 14th 3-5pm \*\* This beautifully built Cambridge Model duplex by Paragon Homes is located in the developing community of Heritage Hills. The main floor is thoughtfully designed with a spacious family room, den, modern kitchen, walk-through pantry, mudroom, and a convenient powder room. A wood deck off the back provides the perfect space for outdoor enjoyment, and the home also includes a double attached garage. Upstairs, you'll find two well-sized bedrooms, a bonus room, a full bathroom, and a laundry room. The primary bedroom retreat is complete with a walk-in closet and a private ensuite featuring a double vanity. This two-storey home features a full, unfinished basement with a bathroom rough-in, offering excellent potential for future development. 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!