

\$619,000 - 524 Heritage Boulevard, Cochrane

MLS® #A2265581

\$619,000

3 Bedroom, 3.00 Bathroom, 1,895 sqft

Residential on 0.08 Acres

Heritage Hills., Cochrane, Alberta

**** Open House Saturday October 25 & Sunday October 26 12-3pm **** Discover the Cambridge by Paragon Custom Homes. A stunning 1,895 sq ft corner duplex situated on a premium lot with a park right beside you in the desirable West Hawk community. This beautiful home offers abundant natural light and 9ft ceilings throughout. Inside, you'll be greeted by a bright foyer with engineered hardwood flooring and large windows. The walkthrough mudroom with built in storage connects effortlessly from the double attached garage into the pantry, keeping you organized. The spacious kitchen features stainless steel appliances, quartz countertops, a generous island, and custom cabinetry. A large main floor office with feature walls provides versatile space for work, study, or a cozy playroom. Relax in the inviting living room with a electric fireplace, or step out to the deck and backyard. Upstairs, you'll find a great bonus room, two generously sized bedrooms, a family bathroom, laundry room with convenient built in storage, and the primary retreat boasting a vaulted ceiling, a luxurious 5-piece ensuite with a soaker tub, and a walk-in closet with custom built ins. An additional side entrance offers extra convenience for future developments or separate living spaces. Located close to schools, educational facilities, a variety of amenities, and easy access east to Calgary and west to the mountains, this home combines modern updates with classic charm in a sought after neighborhood. Just minutes



from excellent dining, green spaces, and river walking paths, this remarkable property is ready for you to call home. Donâ€™t miss your chance, schedule your showing today!

Built in 2025

Essential Information

MLS® #	A2265581
Price	\$619,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,895
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	524 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, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	3
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.