

127 Heartland Boulevard
Cochrane, Alberta

MLS # A2224327



\$535,000

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,488 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters		

Inclusions: TV arm in living room, Lifebreath heat recovery system

NO CONDO FEES | OVERSIZED DETACHED DBL GARAGE | QUARTZ THROUGHOUT | HUGE DINING/KITCHEN AREA Welcome home to 127 Heartland Boulevard. This 3 bedroom, 2.5 bathroom semi-detached home is beautiful inside. Offering just under 1500 sq feet on the upper and main floors, this home is perfect for someone who loves to cook and entertain as it features a huge centralized kitchen with a large quartz island. The dining area can easily accommodate a good-sized table and your 2-piece bathroom is just off the rear entrance. Upstairs you will find your laundry room, two bedrooms, a four-piece bath, as well as your primary bedroom with walk in closet, and a 4-piece ensuite with dual sinks. The basement is framed and has a bathroom rough-in for those wishing for extra space. The backyard is a good size featuring turf and a generous side yard. The **OVERSIZED** double garage is perfect for those needing extra room and has a separate 110V electrical panel. With no extra fees, this home is move-in ready for the next owners.