

**128 Heartland Boulevard
Cochrane, Alberta**

MLS # A2180514



\$519,999

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,263 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE NOV 23 CANCELED DUE TO WEATHER!!! OPEN HOUSE NOV 24 FROM 1-4PM! AMAZING VALUE IN HEARTLAND! This FULLY DEVELOPED, well kept duplex comes equipped with extras such as a detached 20x20 garage and AC unit! Freshly cleaned and ready for a quick possession, this 4 bed 3.5 bath home has 1700 sq/ft of developed living space with a spacious backyard and deck. Entering the home you'll love the open concept living area with WEST facing windows in your living room, a dining room that leads to your bright white kitchen with views of the backyard. The kitchen comes equipped with quartz countertops, stainless steal appliances and an overhang for barstools. The main floor is complete with access to your backyard, a mudroom and half bath. Upstairs holds the primary bedroom with west facing windows, a walk in closet and a 3 piece en suite bath. A 4 piece bathroom and laundry space leads you to the 2 secondary bedrooms that complete the upper level. Downstairs has a great rec space/play room, a 3 piece bath and a 4th bedroom. Conveniently located with easy in/out access while being close to shopping, playgrounds and the river, this is a great place to call home in Heartland.