

\$519,980 - 133 Heartland Boulevard, Cochrane

MLS® #A2258874

\$519,980

3 Bedroom, 3.00 Bathroom, 1,488 sqft
Residential on 0.07 Acres

NONE, Cochrane, Alberta

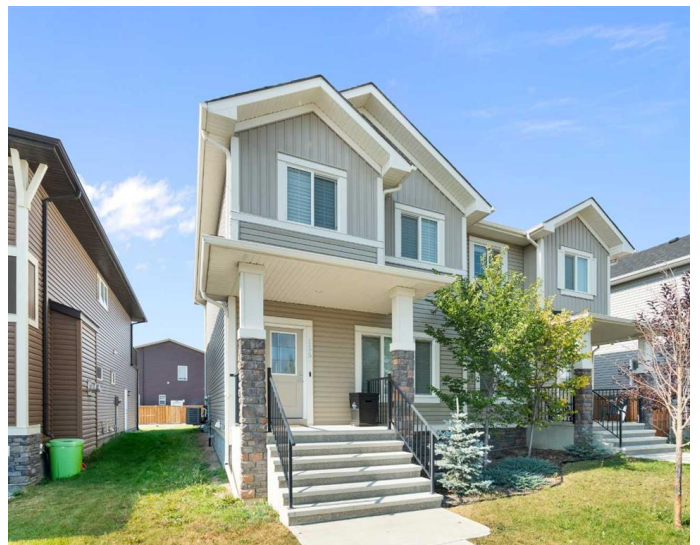
Welcome to 133 Heartland Boulevard in Cochrane. This beautifully designed 1,488 sq. ft. duplex, built by award-winning builder Pacesetter by Sterling Homes, combines modern style with practical function in the family-friendly community of Heartland.

The home features a bright, open-concept layout with upgraded luxury vinyl plank flooring and a contemporary colour palette. The spacious kitchen is equipped with stainless steel appliances, quartz countertops in both the kitchen and bathrooms, and plenty of cabinetry for storage. The main floor flows seamlessly from kitchen to dining to living space, creating the perfect environment for everyday living and entertaining.

Upstairs offers three generously sized bedrooms and two and a half bathrooms, including a serene primary suite with a walk-in closet and private ensuite. Every window is finished with upgraded roller shades, including blackout blinds in all bedrooms for a restful night's sleep. The unfinished basement provides endless possibilities, ready for your personal touch.

The property is fully landscaped and includes a double-car concrete parking pad at the rear.

Heartland is a vibrant community known for its open green spaces, parks, playgrounds, and walking paths. Families appreciate the nearby



schools, shops, and restaurants, while commuters love the easy access to Highway 1A for quick trips into Calgary or west to the mountains. With the Rocky Mountains as a backdrop, Heartland offers the best of Cochrane livingâ€”nature, convenience, and community spirit.

Built in 2019

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2258874 |
| Price | \$519,980 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,488 |
| Acres | 0.07 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 133 Heartland Boulevard |
| Subdivision | NONE |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2P9 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---------------------------------|
| Interior Features | Open Floorplan, Quartz Counters |
|-------------------|---------------------------------|

| | |
|--------------|--|
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Central, Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Few Trees, Treed |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 24th, 2025 |
| Days on Market | 2 |
| Zoning | R-MX |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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