

\$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

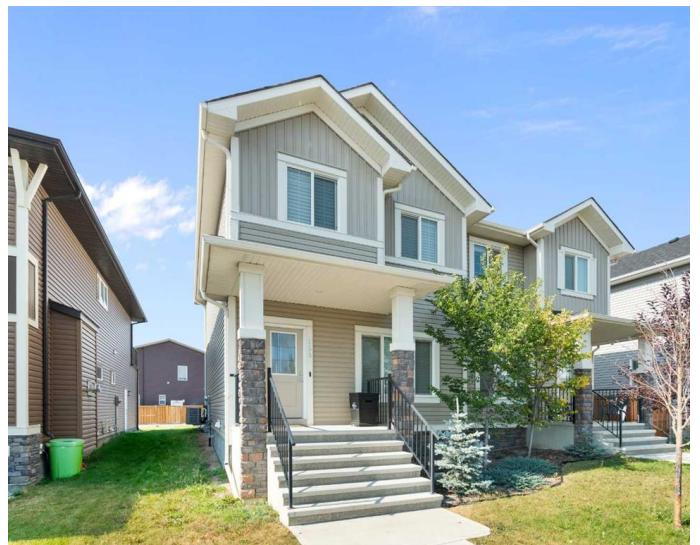
Welcome to 133 Heartland Boulevard in Cochrane. This beautifully designed 1,488 sq. ft. duplex, built by award-winning builder Pacesetter by Sterling Homes, combines modern style with practical function in the family-friendly community of Heartland.

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 living—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	3
Zoning	R-MX

Listing Details

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

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.