



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**54 HERITAGE Cove, Cochrane T4G 3G8**

MLS® #: **A2107597**

Area: **Heritage Hills**

Listing Date: **02/16/24**

List Price: **\$949,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **4,789 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,773**  
Low Sqft:  
Ttl Sqft: **2,773**

DOM

**93**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Irregular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Range Hood**  
Int Feat: **Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

| <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>    |
|-------------------------|--------------|----------------------|
| <b>Great Room</b>       | <b>Main</b>  | <b>15`5" x 16`0"</b> |
| <b>Dining Room</b>      | <b>Main</b>  | <b>9`6" x 14`11"</b> |
| <b>2pc Bathroom</b>     | <b>Main</b>  |                      |
| <b>Mud Room</b>         | <b>Main</b>  | <b>6`2" x 7`2"</b>   |
| <b>Bedroom</b>          | <b>Upper</b> | <b>10`0" x 12`6"</b> |
| <b>5pc Ensuite bath</b> | <b>Upper</b> |                      |

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     |
|--------------------------|--------------|-----------------------|
| <b>Kitchen</b>           | <b>Main</b>  | <b>14`11" x 12`0"</b> |
| <b>Den</b>               | <b>Main</b>  | <b>13`4" x 10`8"</b>  |
| <b>Laundry</b>           | <b>Main</b>  | <b>7`6" x 6`6"</b>    |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>14`5" x 14`11"</b> |
| <b>Bedroom</b>           | <b>Upper</b> | <b>13`4" x 11`7"</b>  |
| <b>Bonus Room</b>        | <b>Upper</b> | <b>20`10" x 13`0"</b> |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

1106262

Remarks

Pub Rmks:

Introducing the “Bradbury”! One of Fifth Avenue Homes’ most popular plans, nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 54 Heritage Cove, showcases the quality workmanship and attention to detail in both design and finishings of Fifth Avenue Homes. The Bradbury offers 2,773 sq ft above grade with potential to develop another 1,000 sq ft in the lower level (builder has plans available and can develop for additional cost). The main floor features a great room with a gas fireplace, the open concept is perfect for entertaining and family gatherings. The beautifully designed chef’s kitchen is truly a dream! Custom cabinets, top-of-the-line fixtures, Quartz counters, table-top island with stool seating for 5 plus a walk-through butler’s pantry with additional storage and prep counter. The eating area adjoining the kitchen has room for a full-size dining suite and a garden door to the spacious 10’x10’ deck with gas BBQ line. There is a front flex room that can be used as an office, den or formal dining room. Completing the main floor: 2 piece bathroom, a full size laundry room, and a family size mud room (custom built-in wood storage lockers) with direct access into the butler’s pantry and the oversized double garage. Engineered hardwood, custom tile work and 9’ ceilings throughout the main floor. The upper level is perfectly designed for a large family! Three spacious bedrooms, including a stunning primary suite with a fully equipped spa-style ensuite and walk-in closet. The bonus room has plenty of room for toys, TV or computer desk - enjoy the valley and mountain views. The home sits on an east exposure, corner lot in the popular community of Heritage Hills, close to the park and tot lot. Minutes to the 1A highway west to the mountains or head east for an easy commute to Calgary; close to old town Cochrane with its many shops and restaurants. This home is at construction stage - please watch your step. Fifth Avenue Homes has the Bradbury and other plan options currently under construction which are available for possession this summer. Visit Fifth Avenue’s Show Home with your MLS Agent at 2 Heritage Cove, hours Mon-Thurs 2-8 pm, Fri closed, weekends & holidays noon-5 pm.

Inclusions:  
Property Listed By:

Includes \$8,500 appliance allowance at Trail Appliances  
The Home Hunters Real Estate Group Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

