



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 HERITAGE Heights, Cochrane T4C 2R4**

MLS®#: **A2110120**

Area: **Heritage Hills**

Listing Date: **03/29/24**

List Price: **\$759,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$5k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **3,930 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,116**

Low Sqft:

Ttl Sqft: **2,116**

DOM

**51**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Breakfast Bar,Built-in Features,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 14`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`0" x 6`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`4" x 14`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>25`3" x 9`8"</b>
<b>Storage</b>	<b>Basement</b>	<b>7`1" x 3`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 9`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 10`4"</b>
<b>Office</b>	<b>Main</b>	<b>8`0" x 7`10"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`5" x 12`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`7" x 7`1"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`4" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`0" x 12`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`3"</b>

Bedroom  
3pc Bathroom  
4pc Bathroom

Basement  
Basement  
Upper

12`10" x 8`5"  
8`1" x 6`9"  
8`1" x 4`11"

5pc Ensuite bath  
2pc Bathroom

Upper  
Main

18`1" x 6`3"  
6`9" x 2`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MX**

**1711982**

Remarks

Pub Rmks: **Discover Heritage Hills, where urban amenities meet mountain serenity just moments away from Cochrane. This exquisite residence boasts an inviting U-SHAPED KITCHEN, adorned with sleek QUARTZ COUNTERS, stainless steel appliances, and recently upgraded LUXURY VINYL PLANK FLOORS. An adjacent OFFICE on the MAIN FLOOR provides seamless opportunities for remote work. Step into the SOUTH FACING BACKYARD stretching across the rear of the home, complete with a BBQ gas line and captivating mountain views. A gas FIREPLACE with a charming mantle awaits your cozy evenings, while AIR CONDITIONING ensures comfort during summer days. The PROFESSIONALLY DEVELOPED basement built by the Basement Builders, a retreat encompasses a spacious family room, a bedroom with a BUILT-IN MURPHY BED, and a bathroom for added convenience. An illuminated bonus room features BUILT-IN SPEAKERS and home theatre wiring, perfect for entertainment enthusiasts. The upstairs LAUNDRY ROOM, complete with countertop space and shelving, streamlines chores. Additionally, there are two more bedrooms upstairs alongside the elegant MASTER, boasting an ENSUITE with DOUBLE SINKS, a SOAKER TUB, and a generous WALK-IN CLOSET. Experience the luxury living—schedule your viewing of this stunning home today!**

Inclusions: **Murphy bed, Sandbox, Curtains, Wired for Home Theatre System, Built in Speakers**

Property Listed By: **eXp Realty**

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













