



THE
A-TEAM

**RE/MAX
FIRST**

44 HERITAGE Court, Cochrane T4C 2N5

MLS® #: **A2120915** Area: **Heritage Hills** Listing Date: **04/09/24** List Price: **\$739,900**
Status: **Pending** County: **Rocky View County** Change: **+\$900, 19-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2022**
Lot Information
Lot Sz Ar: **4,114 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,290**
Low Sqft:
Ttl Sqft: **2,290**

DOM

38
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Low Maintenance Landscape,Level,Street Lighting,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**
Int Feat:
Utilities: **Central Vacuum,Double Vanity,High Ceilings,Stone Counters**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`11" x 10`7"	Dining Room	Main	11`11" x 10`11"
Living Room	Main	13`9" x 11`11"	Office	Main	10`11" x 10`4"
Bonus Room	Second	16`9" x 12`4"	Game Room	Lower	23`7" x 21`9"
Bedroom - Primary	Second	17`11" x 12`11"	Bedroom	Second	10`4" x 9`11"
Bedroom	Second	11`8" x 9`11"	2pc Bathroom	Main	5`1" x 4`11"
3pc Bathroom	Lower	10`4" x 4`11"	4pc Bathroom	Second	8`5" x 7`11"
5pc Ensuite bath	Second	11`11" x 10`5"	Laundry	Second	7`6" x 6`5"
Furnace/Utility Room	Lower	11`11" x 6`11"			

Legal/Tax/Financial

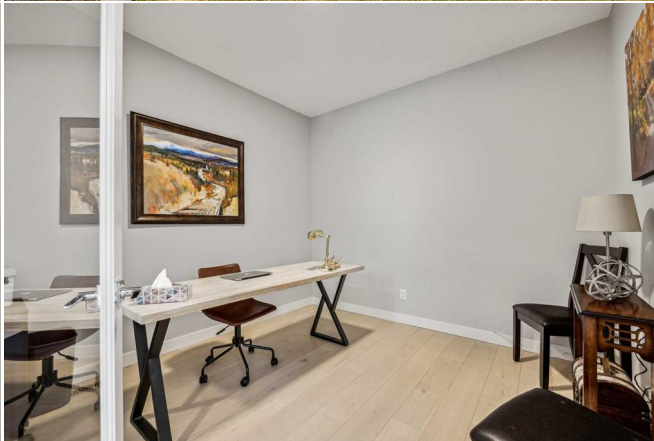
Title:	Zoning:
Fee Simple	R-2
Legal Desc:	18

Remarks

Pub Rmks: **Welcome to a rare offering in the newer community of Heritage Hills! Developed 853 sqft lower level recreation room & bathroom, fully fenced, and landscaped with new large deck! Tucked into the countryside on the western outskirts of Cochrane, just 30 minutes to downtown Calgary or the Rocky Mountains, Cochrane is known for its small town feel with every amenity. Fantastic private community offers parks, shopping, community garden and schools close by. Built in 2022, with over \$60,000 of upgrades, the main level offers open plan living at its best! Living room with gas fireplace, large quartz island kitchen - seating for 4, upgraded stainless steel appliances (with warranties), walk through pantry to mudroom and oversized double attached garage. Generous dining area with access to the fully fenced back yard and deck. Great location for the front private office and 2pc powder room. Hunter Douglas power blinds in the living/dining and primary bedroom, new large deck with shed / fully landscaped and fenced. Water purification and softener, central vacuum system. There is also a new cement walkway to side entrance. Upper level offers 3 bedrooms with a large bonus/media ready room. West facing primary bedroom features a large walk in closet (with window), stunning 5 pc ensuite with a two sink quartz vanity, soaker tub, separate shower and water closet. Two good sized bedrooms with large closets are serviced by a 4 pce bathroom. The lower level has been developed with a recreation room, 3 pc bathroom and side counter/bar (4th bedroom is framed ready to finish). Additional storage under stairs and in utility room. The backyard is striking with a new composite deck addition, landscaped, storage shed and fully fenced with gate. While there are new builds being offered in this community, only this home has been professionally upgraded downstairs! Please call for a viewing.**

Inclusions: **freezer**
Property Listed By: **CIR Realty**

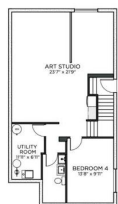
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





44 HERITAGE COURT, COCHRANE - 04.08.2024

MAIN 1,004.09 SQ.FT / 93.28 M2
UPPER 1,286.46 SQ.FT / 119.51 M2
BNG AREA 2,290.35 SQ.FT / 212.79 M2
BASEMENT 851.40 SQ.FT / 79.28 M2
TOTAL 5,432.30 SQ.FT / 504.87 M2



BASEMENT



UPPER

