



THE
A-TEAM

**RE/MAX
FIRST**

92 HERITAGE Hill, Cochrane T4C0L4

MLS®#: **A2121406**

Area: **Heritage Hills**

Listing Date: **04/09/24**

List Price: **\$699,898**

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:

4,037 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,169

Low Sqft:

Ttl Sqft:

2,169

DOM

40

Layout

Beds:

4 (4)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

None

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Stone Counters,Walk-In Closet(s)

Utilities:

Room Information

Room

Nook

Kitchen

Level

Main

Main

Dimensions

11`6" x 9`0"

8`10" x 13`0"

Room

Great Room

Den

Level

Main

Main

Dimensions

11`6" x 14`6"

9`0" x 10`3"

Bedroom - Primary	Upper	12`8" x 14`0"	Bedroom	Upper	10`0" x 11`10"
Bedroom	Upper	10`10" x 12`4"	Bedroom	Upper	11`10" x 11`2"
5pc Ensuite bath	Upper		2pc Bathroom	Main	
4pc Bathroom	Upper		Bonus Room	Upper	9`4" x 12`4"
Legal/Tax/Financial					

Title:		Zoning:	
Fee Simple		R-1	
Legal Desc:	0810948		Remarks

Pub Rmks:	Introducing an exceptional 4-bedroom home by Look Master Builder, boasting a den and bonus room. Step inside to discover soaring ceilings and luxurious vinyl plank flooring. The front office provides convenience, while the connected mudroom and expansive kitchen pantry streamline grocery storage. The kitchen dazzles with stone countertops, sleek lighting, and premium features like soft-close doors and drawers. Enjoy the spacious dining area and great room, featuring a stylish linear fireplace and access to a 168 sq ft deck. Upstairs, find 4 sizable bedrooms, including a primary bedroom with a lavish 5-piece ensuite and walk-in closet, along with laundry space. The unfinished basement offers side entry access, high ceilings, and plumbing rough-ins. The oversized garage boasts an 8 ft high door, man door, and ample natural light. *Photos are representative*
Inclusions:	\$5,000 PRE GST appliance allowance & window coverings included
Property Listed By:	Bode Platform Inc.

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









