



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**259 HERITAGE Heights, Cochrane T4C3A7**

MLS®#: **A2121437** Area: **Heritage Hills** Listing Date: **04/09/24** List Price: **\$543,400**  
Status: **Active** County: **Rocky View County** Change: **+\$4k, 11-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Cochrane**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **2,649 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,484**  
Low Sqft:  
Ttl Sqft: **1,484**

DOM

**40**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **See Remarks**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Nook</b>	<b>Main</b>	<b>11`0" x 9`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>11`6" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 14`2"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 9`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 9`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>3pc Ensuite bath</b>	<b>Upper</b>		<b>Bonus Room</b>	<b>Upper</b>	<b>11`8" x 9`4"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**TBD**

Remarks

Pub Rmks: **Introducing the Vista 20 by Look Master Builder, a charming 3 bed, 2.5 bath two-story duplex. Step into the foyer boasting two closets and a convenient bench with storage cubbies. Wide plank flooring and sleek metal spindles adorn the main floor staircase. The spacious great room features a cozy linear fireplace with a wrap-around mantle. The adjoining nook opens to a 100 sq. ft. deck, perfect for enjoying scenic views. The kitchen is a chef's dream with quartz countertops, two-tone soft-close cabinets, an extended island with an eating bar, pendant lighting, and an oversized pantry. Retreat to the master suite with a luxurious ensuite boasting quartz counters and a 5 ft. wide stand-up shower. Upstairs, discover a bonus room, two additional bedrooms, a third bathroom, and laundry. Also included is a separate side entrance, ensuring convenience and privacy and an unfinished basement with Rough in's ready for future expansion. \*Photos are representative\***

Inclusions:  
Property Listed By: **\$3,500 PRE GST appliance allowance, Window Coverings Included  
Bode Platform Inc.**

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





