



THE
A-TEAM

**RE/MAX
FIRST**

260 PAINT HORSE Drive, Cochrane T4C 2M3

MLS® #: **A2122110**

Area: **Heartland**

Listing Date: **04/12/24**

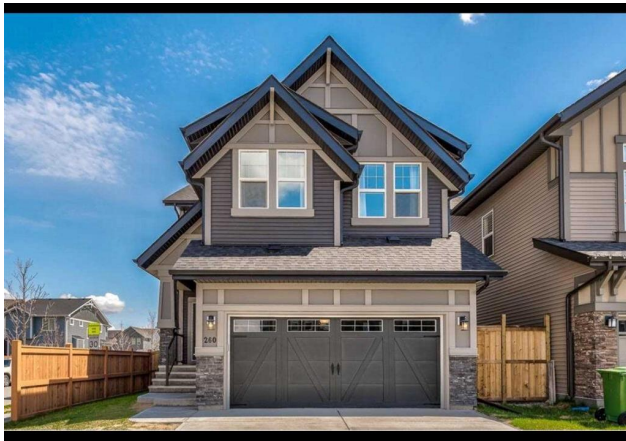
List Price: **\$819,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2016**

Lot Information

Lot Sz Ar: **4,341 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,414**
Low Sqft:
Ttl Sqft: **2,414**

DOM

37
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`8" x 12`0"	Kitchen	Main	11`10" x 11`0"
Dining Room	Main	13`0" x 11`1"	Foyer	Main	10`7" x 5`7"
Mud Room	Main	8`10" x 5`8"	2pc Bathroom	Main	4`11" x 4`11"
Bonus Room	Second	14`0" x 11`9"	Bedroom - Primary	Second	15`3" x 11`4"
Walk-In Closet	Second	13`4" x 5`1"	5pc Bathroom	Second	13`4" x 11`9"
Bedroom	Second	11`0" x 9`4"	Bedroom	Second	12`3" x 9`2"

Bedroom
4pc Bathroom
Bedroom
Furnace/Utility Room

Second
Lower
Lower
Lower

12`9" x 9`2"
8`10" x 8`1"
11`0" x 10`0"
13`3" x 9`6"

Laundry
Family Room
4pc Bathroom

Second
Lower
Lower

8`10" x 6`3"
23`8" x 16`6"
9`6" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1512593

Zoning:
R-LD

Remarks

Pub Rmks:

Exquisite family residence situated on a corner lot! Upon entering, you'll immediately feel at ease. The spacious and luminous foyer guides you into the stunning gourmet kitchen, complete with a sizable central island, gas cooktop, ample counter space, and a generously sized pantry for your convenience. The main level also boasts a splendid dining area and a cozy living room adorned with a charming rundle stone fireplace, flooded with natural light from the large windows. Upstairs, discover a delightful bonus room, perfect for the children. The master suite serves as a tranquil retreat, featuring a dreamy walk-in closet, dual sinks, a makeup table, and a luxurious walk-in shower with floor-to-ceiling tile and a 7ft glass enclosure. Additionally, the upper level offers three more bedrooms, another bathroom, and a laundry room. The fully finished basement includes another spacious bedroom, bathroom, and oversized windows. Family room is Enhanced with built-in speakers, included home theater and chairs, ideal for enjoyable family movie nights. Don't miss out on the backyard oasis, perfect for family gatherings around the campfire and indulging in s'mores. Fully landscaped with firepit for your enjoyment.

Inclusions:
Property Listed By:

**Full home theater and 4 chairs in basement
Grassroots Realty Group**

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



