



THE
A-TEAM

**RE/MAX
FIRST**

2 HERITAGE Cove, Cochrane T4C 3G8

MLS®#: **A2123076** Area: **Heritage Hills** Listing Date: **04/17/24** List Price: **\$1,324,900**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**
Lot Information
Lot Sz Ar: **7,122 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,768**
Low Sqft:
Ttl Sqft: **2,768**

DOM

32
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Wet Bar**
Utilities:

Room Information

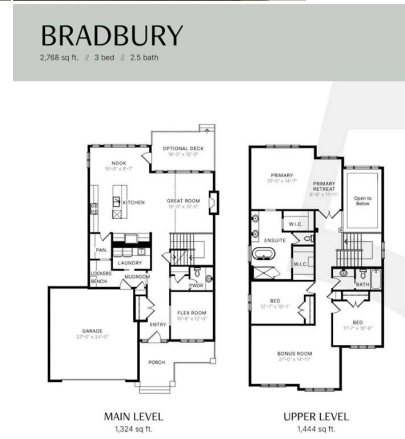
Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`5" x 16`0"	Kitchen	Main	11`8" x 15`3"
Dining Room	Main	10`8" x 13`4"	Laundry	Main	6`8" x 2`8"
2pc Bathroom	Main	0`0" x 0`0"	Bonus Room	Upper	12`9" x 21`2"
Bedroom - Primary	Upper	14`6" x 14`11"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	11`7" x 13`6"	Bedroom	Upper	12`7" x 10`0"
4pc Bathroom	Upper	0`0" x 0`0"	Game Room	Lower	13`8" x 20`11"
Family Room	Lower	11`2" x 20`3"	Bedroom	Lower	14`10" x 12`9"

3pc Bathroom	Lower	0`0" x 0`0"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	1106262	Zoning: R1	Remarks
Pub Rmks:	Introducing the “Bradbury” Show Home! One of Fifth Avenue Homes’ most popular plans, nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 2 Heritage Cove, showcases the quality workmanship and attention to detail in both design and finishings of Fifth Avenue Homes. The Bradbury offers 2,768 sq ft above grade with an additional 960 sq ft of amazing lower level development. The main floor features a great room with a gas fireplace, the open concept is perfect for entertaining and family gatherings. The beautifully designed chef’s kitchen is truly a dream! Extensive custom cabinets, top-of-the-line fixtures premium Quartz counters, stunning, oversized table-top island with stool seating for 5 plus a walk-through butler’s pantry with additional storage and prep counter. The eating area adjoining the kitchen has room for a full-size dining suite and a garden door to the spacious 10’x10’ west exposure deck. There is a front flex room that can be used as an office, den or formal dining room. Completing the main floor: 2 piece bathroom, a full size laundry room (custom folding table, cabinets, hanging racks and sink), and a family size mud room (custom built-in wood storage lockers) with direct access into the butler’s pantry and the oversized double garage. Engineered hardwood, custom tile work, 9’ ceilings and 8’ interior doors throughout the main floor. The upper level is perfectly designed for a large family! Three spacious bedrooms, including a stunning primary suite with a fully equipped spa-style ensuite and walk-in closet. The bonus room has plenty of room for toys, TV and a homework station. The fully developed lower level has the same level of quality workmanship and finishings as the main & upper levels. Oversized, sunshine windows and 9’ ceilings. Media room with 2nd fireplace, games area with fully equipped wet bar and a step-in wine room (custom wine racks with lighting), 4th bedroom, 3 piece bathroom, storage and utility. This show home comes with over \$250,000 of extras/upgrades including lower level development, plus all the appliances are included. The home sits on an oversized, west exposure, corner lot in the popular community of Heritage Hills. Minutes to the 1A highway west to the mountains or head east for an easy commute to Calgary; close to old town Cochrane with its many shops and restaurants. Fifth Avenue Homes has the Bradbury and other plan options currently under construction which are available for possession this summer, or choose to build and customize your own “show home”! Show Home Hours Mon-Thurs 2-8 pm, weekends & holidays noon-5 pm, Fri closed.		
Inclusions: Property Listed By:	N/A The Home Hunters Real Estate Group Ltd.		

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







BRADBURY

2,768 sq ft. // 3 bed // 2.5 bath

PRE-PLANNED OPTION



BASEMENT LEVEL
960 sq ft.

Optional Basement Development