



THE
A-TEAM

**RE/MAX
FIRST**

59 HERITAGE Circle, Cochrane T4C 3G9

MLS®#: **A2124304**

Area: **Heritage Hills**

Listing Date: **04/18/24**

List Price: **\$799,999**

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: **4,815 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,404**

Low Sqft:

Ttl Sqft: **2,404**

DOM

31

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Corner Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

See Remarks,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator

Int Feat:

Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Tray Ceiling(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	12`6" x 17`10"
Kitchen	Main	13`10" x 13`11"
2pc Bathroom	Main	5`6" x 5`0"
Bedroom	Upper	10`3" x 10`5"
Bedroom	Upper	10`11" x 10`2"
5pc Ensuite bath	Upper	11`11" x 9`4"
Bonus Room	Upper	14`0" x 14`0"

Room	Level	Dimensions
Dining Room	Main	13`5" x 9`7"
Pantry	Main	7`3" x 5`8"
Office	Main	9`8" x 10`2"
Bedroom	Upper	10`0" x 12`7"
Bedroom - Primary	Upper	15`9" x 17`7"
4pc Bathroom	Upper	10`3" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

2310771

Remarks

Pub Rmks:

Welcome to "The Hudson" in the community of Heritage Hills in Cochrane built by Canbrook Homes. This home features amazing finishes throughout with 4 bedrooms and 2-1/2 bathrooms, with approximately over 2400 sq/ft of developed space. The main floor features a large open concept with 9ft ceilings, a den, and vinyl plank flooring. The family room has large windows with a fireplace and open concept design to the kitchen and dining area. The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance with a large walk through pantry through the mudroom. The upper floor has a large primary bedroom with tray ceilings and attached en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, with a walk-in closet. , and large walk-in closet with built-in cabinets. The upper floor has 3 more additional bedrooms with large closets and a 4 piece bathroom, with the laundry room conveniently located on the top floor, you also have a large Bonus Room for extra living space. The basement has plumbing roughed in for your development. Enjoy your oversized double car garage with extra space for storage and parking. Currently Under Construction with an expected completion of June/July 2024. Pictures are of the similar model home by the builder and not an exact match. This home is conveniently located close to shopping, schools, parks, with easy access to Highway 1A and 22X. Showhome hours are by appointment. Other Lots and Floor Plans are Available as well for your custom build, Call today for more details!

Inclusions:
Property Listed By:

N/A
Grand Realty

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







