



THE
A-TEAM

**RE/MAX
FIRST**

120 HERITAGE Boulevard, Cochrane T4C 3G8

MLS®#: **A2135608**

Area: **Heritage Hills**

Listing Date: **06/05/24**

List Price: **\$705,000**

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: **3,758 sqft**
Lot Shape:

Access:

Lot Feat: **City Lot,Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,975**

Low Sqft:

Ttl Sqft: **1,975**

DOM

25

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Concrete,Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator**

Int Feat: **No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`9" x 11`2"	Dining Room	Main	11`7" x 10`4"
Living Room	Main	12`10" x 12`7"	Mud Room	Main	7`9" x 5`2"
Bonus Room	Second	17`3" x 11`3"	Laundry	Second	5`10" x 5`5"
Family Room	Basement	13`11" x 11`8"	Furnace/Utility Room	Basement	9`11" x 5`1"
Bedroom - Primary	Second	13`1" x 12`11"	Bedroom	Second	10`4" x 9`5"
Bedroom	Second	10`8" x 9`1"	Bedroom	Basement	12`10" x 10`3"
2pc Bathroom	Main	5`5" x 5`0"	4pc Bathroom	Second	8`3" x 4`11"
5pc Ensuite bath	Second	11`3" x 11`0"	3pc Bathroom	Basement	12`9" x 5`1"

Title: **Fee Simple**
 Zoning: **RC-1**
 Legal Desc: **2310771**

Remarks

Pub Rmks: **Nestled in the burgeoning community of Heritage Hills in Cochrane, lies a meticulously crafted Home by Divine Custom Homes. Boasting 2700 square feet of thoughtfully designed living space. From its open-concept main floor to its luxurious finishes and spacious bedrooms, every aspect of this home has been meticulously planned to provide the ultimate in comfort and style. As you approach this stunning residence, the attention to detail and quality construction are immediately apparent. Main floor boasts 9-foot ceilings and large oversize windows, flooding the space with natural light and creating an inviting atmosphere. The kitchen is the heart of the home, featuring integrated appliances, quartz countertops. Whether you're preparing a gourmet meal or entertaining guests. Luxury vinyl plank flooring adds a touch of elegance, while the seamless flow between the kitchen, dining, and living areas makes this home perfect for both everyday living and special occasions. Upstairs, you'll find three generously sized bedrooms and a bonus room, providing ample space for your family to relax and unwind. The primary suite is a true retreat, with a spa-like ensuite featuring a custom-tiled shower and soaker tub. The remaining bedrooms are equally impressive, offering plenty of room for children, guests, or a home office. With its thoughtful layout and modern design, this upper level is designed to meet the needs of today's busy families. The finished walkout basement adds even more living space to this remarkable home, with two additional bedrooms, a 3-piece bathroom, rec room, and wet bar. Whether you're hosting overnight guests or enjoying a movie night with the family, this basement offers endless possibilities for entertainment and relaxation. With seamless access to the backyard, you can easily transition from indoor to outdoor living, making this space perfect for summer barbecues or late-night stargazing. Rounding out the features of this remarkable home are rough-ins for air conditioning and a garage heater. With these added amenities, you can enjoy year-round comfort and convenience, no matter the season. From the moment you step inside, it's clear that no detail has been overlooked in the design and construction of this Home. With its prime location in the fast-growing community, this residence offers the perfect blend of suburban tranquility and urban convenience. Welcome home to modern elegance in one of Alberta's most sought-after communities.***Disclaimer - Photos are taken from a previously built similar model home hence interior finishes may vary*****

Inclusions: **None**
 Property Listed By: **Real Broker**

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









