



THE
A-TEAM

**RE/MAX
FIRST**

47 HERITAGE Court, Cochrane T4C 2N5

MLS®#: **A2136112** Area: **Heritage Hills** Listing Date: **05/31/24** List Price: **\$779,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **3,584 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,967**
 Low Sqft:
 Ttl Sqft: **1,967**

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Views**
 Park Feat: **220 Volt Wiring,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Private Yard**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,French Door,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 13`0"	Kitchen	Main	14`5" x 13`5"
Dining Room	Main	11`10" x 10`1"	Office	Main	8`7" x 7`2"
Mud Room	Main	8`3" x 6`10"	2pc Bathroom	Main	4`8" x 4`8"
Bedroom - Primary	Upper	16`6" x 12`6"	5pc Ensuite bath	Upper	10`2" x 9`11"
Bedroom	Upper	10`5" x 10`5"	Bedroom	Upper	10`2" x 9`3"
4pc Bathroom	Upper	8`6" x 4`11"	Bonus Room	Upper	14`11" x 13`4"
Laundry	Upper	9`8" x 7`10"	Family Room	Lower	22`3" x 14`11"

3pc Bathroom
Laundry

Lower
Lower

8`7" x 7`8"
7`5" x 5`2"

Kitchenette
Storage
Legal/Tax/Financial

Lower
Lower

15`1" x 8`11"
7`6" x 4`1"

Title:
Fee Simple
Legal Desc:

1711907

Zoning:
R-MX

Remarks

Pub Rmks:

Exquisite Walkout Home with Captivating Mountain Views!!! Immerse yourself in the luxury and tranquility of this stunning fully finished home, ideally situated on a serene street and boasting breathtaking mountain views. Spanning over 2500 square feet of tastefully developed space, this residence is a true gem in its locale. As you step inside, you'll be greeted by soaring 9-foot ceilings and elegant laminate flooring that flows seamlessly throughout the main level, setting a tone of sophisticated charm. The open-plan layout of the main floor enhances the home's airy and inviting ambiance, featuring a private home office, perfect for productivity and focus. The heart of the home is the chef's delight kitchen, equipped with a gas stove, sleek quartz countertops, and a peninsula island ideal for casual dining and entertaining. The spacious living area is bathed in natural light from oversized west-facing windows, with a cozy gas fireplace adding a touch of warmth. Adjacent to the kitchen, the dining area features sliding patio doors that open onto an expansive deck. Stretching the width of the home, the deck is an entertainer's dream, offering unparalleled views of the mountains and serving as the perfect backdrop for relaxing and social gatherings. Venture upstairs to discover three superb bedrooms, including a luxurious primary suite that accommodates a king-sized bed and includes a 5-piece ensuite bathroom and generous walk-in closet. Also located on this floor are a convenient laundry room and a massive bonus room — an ideal space for a children's play area or family movie nights. The newly completed lower level of this home adds an exquisite wet bar, additional dining space, and a vast recreational area, alongside a 3-piece bath and laundry hook-ups. This floor extends outside to a sprawling lower deck, enhancing the home's connection with its scenic surroundings. The west-facing backyard is a paradise for outdoor enjoyment, especially on sunny summer days. Enhanced with eco-friendly upgrades, the home includes EV charging capabilities in the garage and soon-to-be-installed solar panels, promising a blend of luxury and sustainability. Experience the pinnacle of comfort and elegance in this extraordinary home, where every detail ensures a lifestyle of unparalleled sophistication and peace. Schedule your private showing today!!!

Inclusions:
Property Listed By:

**220 PLUG IN GARAGE (EV READY), BONUS ROOM TV STAND AND MOUNTAIN PICUTRE
RE/MAX Real Estate (Mountain View)**

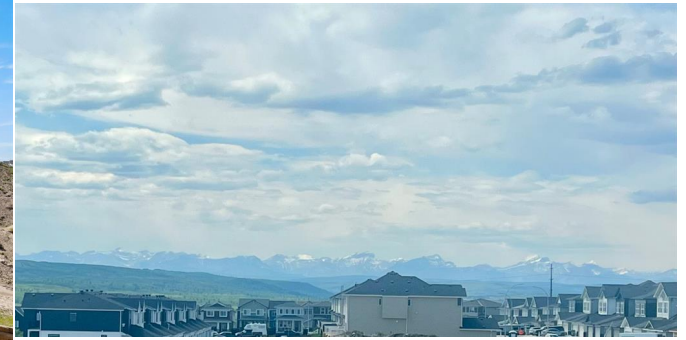
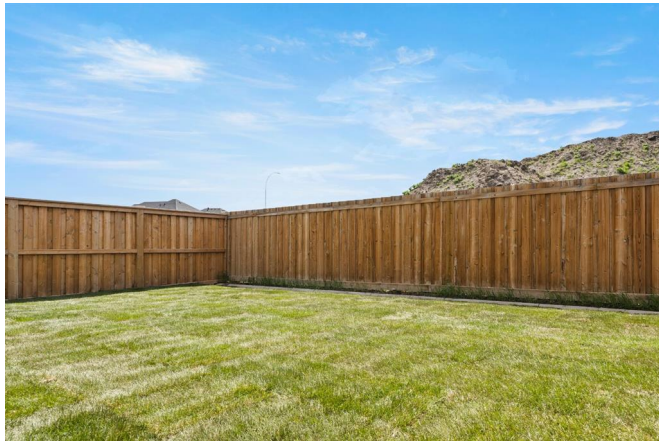
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











47 Heritage Ct, Cochrane, AB

Main Floor Exterior Area 555.54 sq ft
Interior Area 525.85 sq ft
Excluded Area 419.34 sq ft



0 5 10

PREPARED: 2024/5/30



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

47 Heritage Ct, Cochrane, AB

2nd Floor Exterior Area 1079.25 sq ft
Interior Area 1000.93 sq ft



0 4 8

PREPARED: 2024/5/30



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47 Heritage Ct, Cochrane, AB

Basement (Below Grade) Exterior Area 545.91 sq ft
Interior Area 730.95 sq ft



0 3 6

PREPARED: 2024/5/30



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