



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 HERITAGE Boulevard, Cochrane T4C 0S6**

MLS®#: **A2137055**

Area: **Heritage Hills**

Listing Date: **05/31/24**

List Price: **\$699,999**

Status: **Pending**

County: **Rocky View County**

Change: **-\$9k, 24-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **388 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,935**  
Low Sqft:  
Ttl Sqft: **1,935**

DOM

**30**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cleared,Lawn,Gentle Sloping,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Vinyl Windows,Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 2`9"
Kitchen	Main	11`11" x 12`4"
Mud Room	Main	7`8" x 7`2"
5pc Ensuite bath	Second	8`3" x 12`4"
Bedroom	Second	9`6" x 11`2"
Laundry	Second	9`3" x 6`1"

Room	Level	Dimensions
Dining Room	Main	11`11" x 13`0"
Living Room	Main	13`0" x 17`2"
4pc Bathroom	Second	9`3" x 6`1"
Bedroom	Second	9`1" x 13`9"
Bonus Room	Second	15`9" x 13`4"
Bedroom - Primary	Second	11`11" x 15`11"

Walk-In Closet	Second	5`4" x 10`11"	3pc Bathroom	Lower	9`7" x 5`7"
Dinette	Lower	8`3" x 9`6"	Bedroom	Lower	9`6" x 16`8"
Media Room	Lower	13`10" x 14`7"	Furnace/Utility Room	Lower	8`6" x 7`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **1112093**

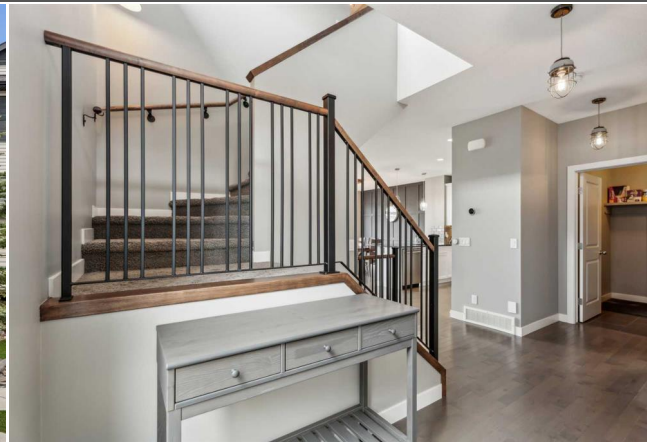
Zoning:  
**R-LD**

Remarks

Pub Rmks: **Welcome to 149 Heritage Boulevard! This stunning 4-bedroom, 3.5-bath home with expansive mountain views is nestled in the sought-after Heritage Hills area of Cochrane. Perfect for entertaining, this stylish open-concept residence features gleaming hardwood floors, a warm color palette, contemporary light fixtures, feature walls, and spacious living areas. Modern home technology, including a NEST thermostat, Ring Doorbell, central air conditioning and motion sensor bar lights, add convenience and sophistication. The kitchen boasts stainless steel appliances, quartz countertops, Phillips LED under-cabinet lighting, sleek white cabinetry, and ample counter space. The expansive living room, with its large windows that flood the space with natural light and a cozy gas fireplace, is ideal for gatherings. The adjacent dining area, illuminated by a beautiful light fixture, creates a warm and inviting atmosphere. Topping off the main floor is a large mud room and access to the oversized (21'10"x20') double attached garage. Upstairs, a large bonus room offers additional living space, perfect for a playroom or extra lounge area. The primary bedroom features custom wood ceiling accents and an upgraded ceiling fan, creating a cozy cabin feel, along with breathtaking mountain views. The amazing 5pce primary ensuite includes a deep soaker tub, double vanity sinks, and a truly massive walk-in closet. Two additional bedrooms with unique feature walls, a convenient laundry room with lots of storage, and a 4-piece guest bathroom complete the upper floor. The basement is an entertainer's dream, featuring a beautifully finished wet bar with two bar fridges, wooden cabinetry, and smooth concrete countertops. The generous living space adjacent to the bar is perfect for hosting game nights. The fourth bedroom, with its glass-paneled barn doors and exposed wood beams, is ideal for out-of-town guests, complemented by an additional full bathroom. Enjoy outdoor living on the sunny deck, where you can soak in the breathtaking mountain views while grilling with the family. This home is just a stone's throw from Heritage Hills Community Gardens, which hosts several community events each year, and is close to the future Horse Creek Sports Park and future school site. Additionally, there is easy access to Ghost Lake and the mountains via the 1A. Don't miss the opportunity to make this exceptional home your own!**

Inclusions: **Firetable on deck, Chimney on deck, garage heater**  
 Property Listed By: **Royal LePage Benchmark**

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



















149 Heritage Blvd, Cochrane, AB

Main Floor Exterior Area 852.27 sq ft  
Interior Area 792.22 sq ft  
Excluded Area 472.05 sq ft

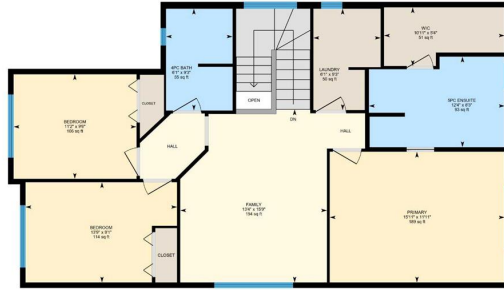


PREPARED: 20240531

White 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.

149 Heritage Blvd, Cochrane, AB

2nd Floor Exterior Area 1092.91 sq ft  
Interior Area 1033.46 sq ft  
Excluded Area 5.21 sq ft



PREPARED: 20240531

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149 Heritage Blvd, Cochrane, AB

Basement (Below Grade) Exterior Area 780.22 sq ft  
Interior Area 724.47 sq ft



PREPARED: 20240531

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