



THE
A-TEAM

**RE/MAX
FIRST**

168 HERITAGE Boulevard, Cochrane T4C 0S6

MLS®#: **A2138199**

Area: **Heritage Hills**

Listing Date: **06/04/24**

List Price: **\$795,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2012**
Lot Information
Lot Sz Ar: **5,363 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,437**
Low Sqft:
Ttl Sqft: **2,437**

DOM

24
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Aggregate,Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **Pantry,See Remarks,Smart Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 3`0"
Laundry	Main	11`1" x 8`10"
Bedroom	Second	10`2" x 13`8"
Walk-In Closet	Second	9`1" x 7`0"
Furnace/Utility Room	Basement	8`0" x 10`7"
Kitchen	Main	14`4" x 9`6"
5pc Ensuite bath	Second	10`3" x 14`4"

Room	Level	Dimensions
Foyer	Main	7`7" x 9`0"
4pc Bathroom	Second	6`0" x 10`1"
Family Room	Second	20`10" x 16`6"
Kitchen	Basement	13`9" x 10`6"
Dining Room	Main	14`4" x 10`2"
Living Room	Main	15`1" x 21`11"
Bedroom	Second	10`2" x 13`8"

Bedroom - Primary
Game Room
Storage

Second
Basement
Basement

19`1" x 24`6"
25`10" x 21`11"
6`6" x 3`11"

4pc Bathroom
Laundry

Basement
Basement

6`5" x 8`8"
9`7" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112093

Zoning:
R-LD

Remarks

Pub Rmks: **Immerse yourself in luxury living with this exquisitely upgraded, built by Trico Homes, nestled in one of Cochrane's most coveted areas, "Heritage Hills". From the moment you step inside, glass doors welcome you into a functional mudroom, seamlessly separating the foyer from the rest of the residence. Throughout the two-story design, maple hardwood floors exude sophistication, complemented by soaring 9-foot ceilings. The kitchen is a seamless blend of style and practicality, featuring granite countertops, stainless steel appliances, an expansive deep pantry, and a kitchen island, all complemented by a spacious deck adjacent to the dining area. The living room boasts a stone-faced fireplace and expansive windows framing breathtaking mountain views, flooding the space with natural light. On the main level, you'll find a convenient half bath, a laundry room equipped with upgraded Samsung washer and dryer, and an oversized double car garage. Ascending to the upper level, the master bedroom unveils a luxurious ensuite with a soaker tub, glass shower, double sinks, and a walk-in closet. Enjoy mountain views from the master patio, accompanied by a bonus room, two additional bedrooms, and another 3-piece bathroom. Efficiency meets comfort with two energy-efficient furnaces, on-demand hot water, accordion blinds, and smart home technology. Furthermore, the fully finished walk-out basement suite (illegal) with a separate entry adds versatility and enhances the property's value. Don't miss the opportunity to experience the allure of this meticulously crafted home by scheduling a showing today!**

Inclusions:
Property Listed By:

None
Grand Realty

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













