



THE
A-TEAM

**RE/MAX
FIRST**

132 HERITAGE Boulevard, Cochrane T4C 3G8

MLS® #: **A2142756** Area: **Heritage Hills** Listing Date: **06/19/24** List Price: **\$724,900**
 Status: **Pending** 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: **4,237 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,169**
 Low Sqft:
 Ttl Sqft: **2,169**

DOM

11
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Nook	Main	11`6" x 9`0"

Kitchen
Bedroom - Primary
Bedroom
Bedroom

Main
Upper
Upper
Upper

8`10" x 13`0"
12`8" x 14`0"
11`10" x 11`2"
10`0" x 11`10"

Great Room
Bedroom
Bonus Room

Main
Upper
Upper

11`6" x 14`6"
10`10" x 12`4"
9`4" x 12`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910015

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to the Citadel by Look Master Builder, a stunning two-story home featuring 4 spacious bedrooms and 2.5 luxurious baths. This home boasts an oversized double attached garage and is conveniently located close to green space, perfect for nature lovers. The main floor offers a walk-through pantry leading to a gourmet kitchen with a center island, complemented by stone countertops, pots and pans drawers, and soft-close cabinet doors and drawers. The mudroom features built-in benches, adding practicality to style. Enjoy outdoor living on the rear treated wood deck with stairs and aluminum railing. The home includes a separate side entrance and 9' foundation walls, ideal for future basement development. The elegant poplar railing with metal spindles, window coverings, and a cozy linear fireplace with a mantle add to the home's charm. With triple pane windows, a bonus room, and upper-floor laundry, this home is designed for modern living. Photos are representative.**

Inclusions: **\$5,000 PRE GST appliance allowance**
Property Listed By: **Bode Platform Inc.**

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













