



THE
A-TEAM

**RE/MAX
FIRST**

51 HERITAGE Circle, Cochrane T4C 3G9

MLS® #: **A2143303**

Area: **Heritage Hills**

Listing Date: **06/20/24**

List Price: **\$715,000**

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: **3,635 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,220**
Low Sqft:
Ttl Sqft: **2,220**

DOM

88
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **See Remarks, Vinyl Siding**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator**
Int Feat: **Kitchen Island, Quartz Counters, See Remarks, Tray Ceiling(s), Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	12`10" x 18`11"
Kitchen	Main	10`5" x 14`6"
2pc Bathroom	Main	5`0" x 5`8"
Bedroom	Upper	11`1" x 11`6"
5pc Ensuite bath	Upper	12`3" x 10`8"

Room	Level	Dimensions
Dining Room	Main	10`5" x 9`6"
Den	Main	11`5" x 8`6"
Bedroom - Primary	Upper	13`4" x 15`7"
Bedroom	Upper	11`9" x 11`6"
4pc Bathroom	Upper	8`8" x 5`0"

Bonus Room

Upper

14`5" x 14`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2310771

Zoning:

R-MX

Remarks

Pub Rmks:

Welcome to "The Tofino" in the community of Heritage Hills in Cochrane built by Canbrook Homes. This home will feature amazing finishes throughout with 3 bedrooms and 2-1/2 bathrooms, with approximately over 2216sq/ft of developed space (Measurements off Builders Plans). The main floor features a large open concept entry open to above with 9ft ceilings on the main floor, a den, and vinyl plank flooring. The family room has large windows with an electric fireplace and open concept design to the kitchen and dining area. The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance with a large walk through pantry through the mudroom. The upper floor has a large primary bedroom with tray ceilings and attached en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, with a walk-in closet. , and large walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large closets and a 5 piece bathroom with dual vanity sinks, with the laundry room conveniently located on the top floor, you also have a large Bonus Room located as extra living space. The basement has plumbing roughed in for your development. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located close to shopping, schools, parks, with easy access to Highway 1A and 22X. Interior Pictures are from a similar model and not the exact home, rendering are subject to change. Other Lots and Floor Plans are Available as well for your custom build, Call today for more details! Home is expected to be completed by the end of September 2024

Inclusions:

N/A

Property Listed By:

Grand Realty

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