

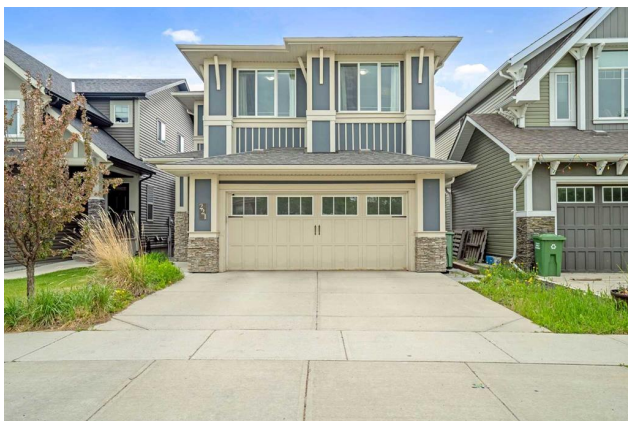


THE
A-TEAM

**RE/MAX
FIRST**

221 HEARTLAND Way, Cochrane T4C0M6

MLS®#: **A2143872** Area: **Heartland** Listing Date: **06/24/24** List Price: **\$820,000**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 28-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,896 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,599**
 Low Sqft:
 Ttl Sqft: **2,599**

DOM

6
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Hardwood,Laminate,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Crown Molding,Double Vanity,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Game Room	Lower	23`5" x 17`0"	Storage	Lower	5`7" x 10`2"
Storage	Lower	4`8" x 10`2"	Furnace/Utility Room	Lower	8`7" x 13`2"
Walk-In Closet	Lower	7`6" x 9`5"	2pc Bathroom	Main	7`5" x 2`11"
Dining Room	Main	11`0" x 11`7"	Family Room	Main	14`0" x 14`7"
Kitchen	Main	20`11" x 10`10"	Living Room	Main	12`11" x 10`10"
4pc Bathroom	Second	10`8" x 14`3"	5pc Bathroom	Second	6`3" x 10`6"
Bedroom	Second	10`1" x 14`6"	Bedroom	Second	9`9" x 12`7"

Bedroom
Loft
3pc Bathroom

Second
Second
Lower

10`6" x 9`11"
13`11" x 13`11"
5`0" x 11`1"

Laundry
Bedroom - Primary
Bedroom
Legal/Tax/Financial

Second
Second
Lower

10`1" x 5`2"
13`11" x 14`2"
10`8" x 12`2"

Title:
Fee Simple
Legal Desc:

0913725

Zoning:
R-1

Remarks

Pub Rmks:

****Open House Sunday July 7th from 2-4 PM**Experience modern luxury in this stunning 5-bedroom, 4-bathroom home in Cochrane, boasting a fresh renovation with a new kitchen and beautiful hardwood floors. This spacious residence offers approximately 3500 square feet of developed living space, perfect for living, relaxing, and entertaining. As you enter, natural light floods through large windows, creating a warm and inviting atmosphere. The heart of this home is the newly renovated kitchen, featuring high-end stainless steel appliances, a grand quartz island, updated lighting, and a spacious pantry. This culinary haven is perfect for both gourmet cooking and casual gatherings. The sun-filled living room, complete with a cozy gas fireplace and stone accents, is ideal for relaxing. The main level also includes a large office/den and a convenient half-bath for guests. Upstairs, discover a generous bonus room, an inspiring nook-style office space, and four luxurious bedrooms. The primary bedroom is a private retreat with a stylish sliding pocket door leading to an opulent ensuite with a tiled soaker tub, separate walk-in shower, and dual vanities. The fully finished basement offers a spacious bedroom, a versatile family recreation area, substantial storage space, and a well-appointed 3-piece bathroom. Step outside to a backyard oasis featuring a bi-level deck and a hot tub, perfect for lounging and entertaining. This home's prime location provides quick access to main roads, ensuring convenient commuting and travel. With its modern design, this residence is the epitome of contemporary living. Schedule a showing today and experience this home's unparalleled beauty and comfort.**

Inclusions:
Property Listed By:

Hot Tub
eXp Realty

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



