



THE
A-TEAM

**RE/MAX
FIRST**

372 HEARTLAND Way, Cochrane T4C 3E5

MLS®#: **A2146513**

Area: **Heartland**

Listing Date: **07/03/24**

List Price: **\$549,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$15k, 16-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,246 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,815**
Low Sqft:
Ttl Sqft: **1,815**

DOM

140
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **See Remarks**
Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`1" x 17`2"
Dining Room	Main	11`2" x 13`7"
Bedroom - Primary	Upper	13`5" x 12`9"
Bedroom	Upper	10`9" x 10`4"
4pc Bathroom	Upper	0`0" x 0`0"
Laundry	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	14`6" x 15`7"
2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Upper	12`10" x 12`2"
Bedroom	Upper	9`7" x 10`9"
5pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **see remarks**
 Legal Desc: **2311905**

Remarks

Pub Rmks: **Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! This amazing new home, 'The Douglas, ' from Akash Homes offers over 1700 SQFT of living space and features a large living area, spacious eat-in kitchen, quartz counters, and chrome faucets throughout! Upstairs, you'll enjoy added space with a large bonus room and 3 well-appointed bedrooms, including a primary suite designed with two in mind! **PLEASE NOTE: PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.**

Inclusions: **\$5,000 CREDIT to the BRICK**
 Property Listed By: **Century 21 All Stars Realty Ltd.**

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





