



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**372 HEARTLAND Way, Cochrane T4C 3E5**

MLS®#: **A2146513**

Area: **Heartland**

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

List Price: **\$594,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 26-Aug**

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

**75**

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

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

| <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>     |
|-------------------------|--------------|-----------------------|
| <b>Living Room</b>      | <b>Main</b>  | <b>14`6" x 15`7"</b>  |
| <b>2pc Bathroom</b>     | <b>Main</b>  | <b>0`0" x 0`0"</b>    |
| <b>Bonus Room</b>       | <b>Upper</b> | <b>12`10" x 12`2"</b> |
| <b>Bedroom</b>          | <b>Upper</b> | <b>9`7" x 10`9"</b>   |
| <b>5pc Ensuite bath</b> | <b>Upper</b> | <b>0`0" x 0`0"</b>    |

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2311905**

Zoning: **see remarks**

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**