



THE
A-TEAM

**RE/MAX
FIRST**

376 HEARTLAND Way, Cochrane T4C 2P7

MLS® #: **A2146587**

Area: **Heartland**

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

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

Status: **Active**

County: **Rocky View County**

Change: **-\$5k, 30-Aug**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,262 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,832**

Low Sqft:

Ttl Sqft: **1,832**

DOM

75

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **0**

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>
Dining Room	Main	14`0" x 13`0"
Dining Room	Main	9`5" x 9`10"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	9`0" x 10`1"
Bonus Room	Upper	12`1" x 13`1"
4pc Ensuite bath	Upper	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`11" x 15`11"
Den	Main	7`9" x 9`5"
Bedroom - Primary	Upper	13`7" x 12`9"
Bedroom	Upper	9`10" x 9`10"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

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

Zoning: **R-2**

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 Drake' offers approx. 1779 SQFT of living space and features a semi-traditional floor plan with a large living area, spacious eat-in kitchen and a den just off the kitchen. Upstairs you'll enjoy added space with a large bonus room, 3 well-appointed bedrooms including a primary suite designed with two in mind! **PLEASE NOTE** PICTURES ARE OF SHOW HOME/RENDERINGS; ACTUAL HOME, 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