



THE
A-TEAM

**RE/MAX
FIRST**

70 HERITAGE Landing, Cochrane T4C 0E3

MLS® #: **A2149549** Area: **Heritage Hills** Listing Date: **08/06/24** List Price: **\$649,900**
 Status: **Active** County: **Rocky View County** Change: **-\$3k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **3,258 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Low Maintenance Landscape, Landscaped, Private**
 Park Feat: **Double Garage Attached, Heated Garage**

Finished Floor Area
 Abv Sqft: **1,785**
 Low Sqft:
 Ttl Sqft: **1,785**

DOM

43
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Open Floorplan, See Remarks, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 7`5"	Laundry	Main	6`4" x 9`4"
Kitchen	Main	11`4" x 9`9"	Dining Room	Main	8`7" x 11`0"
Living Room	Main	11`11" x 13`10"	Bonus Room	Upper	12`11" x 17`11"
Bedroom - Primary	Upper	14`0" x 13`5"	Bedroom	Upper	10`11" x 8`11"
Bedroom	Upper	10`11" x 8`11"	Bedroom	Lower	10`5" x 10`5"

Family Room
4pc Bathroom
4pc Ensuite bath

Lower
Upper
Lower

11`6" x 21`9"
7`11" x 7`5"
5`0" x 8`0"

2pc Bathroom
5pc Ensuite bath

Main
Upper

4`11" x 4`11"
9`3" x 8`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

0710782

Remarks

Pub Rmks:

Welcome to your forever home! This mountain-inspired family home offers everything you could wish for and more. Located in a sought-after neighborhood, this gem is designed with your family's comfort and convenience in mind. Move-in ready, this home has 4 bedrooms and 3.5 bathrooms which will provide ample space for everyone. Enjoy cozy family nights in the large living area with a gas fireplace or retreat to the upper level bonus room for games, movies, or just a quiet place to relax. You'll love the additional convenience of central air conditioning, main floor laundry, fully fenced yard as well as a fully fenced dog run, heated garage, triple wide driveway and a safe cul-de-sac street to minimize vehicle traffic. The spacious kitchen boasts newer upgraded appliances, plenty of storage, and an abundance of counter space, perfect for cooking and entertaining. The upper level also features three large bedrooms including a huge primary suite with space for a king sized bed, a walk-in closet, plus a full ensuite with dual sinks. The fully finished basement is ideal for a playroom, home theater, or man cave, plus you'll find a fourth bedroom and full bathroom for your teenager or guests. Step outside to your own private oasis. The beautifully landscaped yard features an oversized composite TREX deck, a built-in upper level seating area, and a meticulously maintained lawn—perfect for kids and dogs to play in one area, and for the adults to relax or entertain in another area. Situated in the top-rated community of Heritage Hills, this location offers a quick escape to the mountain playgrounds of Banff and Kananaskis, plus you'll enjoy safe, welcoming streets and a close-knit community. This home is a perfect blend of comfort, style, and practicality. Don't miss the chance to make this your new "home sweet home"!

Inclusions:
Property Listed By:

fridge, stove, dishwasher, microwave, washer & dryer, window covering, garage door opener with remote
CIR Realty

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











