

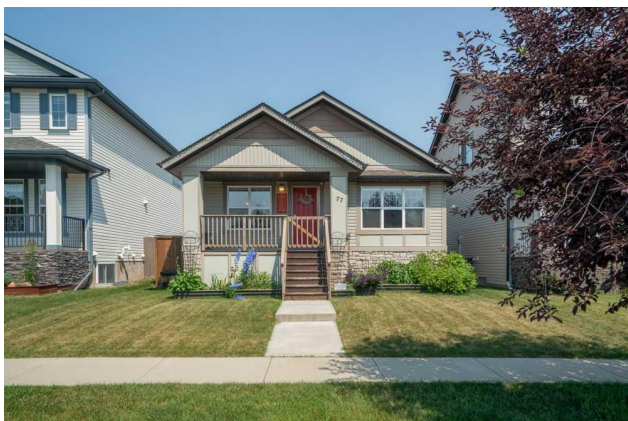


THE
A-TEAM

**RE/MAX
FIRST**

77 HERITAGE Drive, Cochrane T4C 0E2

MLS®#: **A2151719** Area: **Heritage Hills** Listing Date: **07/23/24** List Price: **\$639,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$10k, 08-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,362 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,153**
 Low Sqft:
 Ttl Sqft: **1,153**

DOM

55
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Yard**

Construction: **Stone,Vinyl Siding**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Closet Organizers,Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`1" x 9`11"
Living Room	Main	12`11" x 15`3"
Bedroom	Main	9`2" x 10`9"
4pc Bathroom	Main	
Game Room	Basement	25`8" x 18`2"
Furnace/Utility Room	Basement	11`9" x 20`3"

Room	Level	Dimensions
Kitchen	Main	14`2" x 8`11"
Bedroom - Primary	Main	13`8" x 11`10"
Bedroom	Main	9`2" x 10`9"
Bedroom	Basement	13`6" x 12`10"
3pc Bathroom	Basement	
Laundry	Basement	6`9" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0710782

Zoning:
R-LD

Remarks

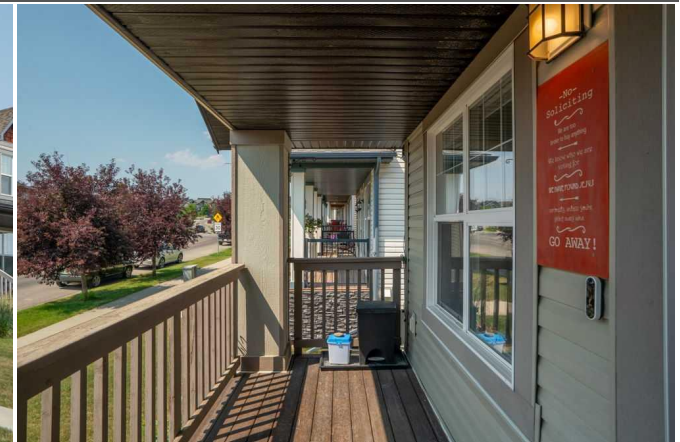
Pub Rmks:

Welcome to this charming detached bungalow offering over 1800 sq.ft. of beautifully finished living space, complete with a fully finished basement. Nestled on a quiet street, the south-facing front porch welcomes you into a home bathed in natural light. The main floor boasts 3 bedrooms, complemented by a sleek kitchen featuring maple cabinets, granite countertops, a composite sink, and a mix of black and stainless steel appliances. An inviting island with seating overlooks the spacious dining area, perfect for gatherings. Updated flooring flows throughout, enhancing the bright and airy ambiance. Descend to the lower level to discover an expansive rec room, ideal for entertainment or relaxation, along with an additional bedroom with a large walk in closet offering privacy and comfort. Finishing off the basement is a 3pc bathroom, a large utility/storage room, and the laundry room with ample space for storage and organization. Outside, a stamped concrete patio extends the living space outdoors, surrounded by beautiful garden beds that add a touch of serenity to the property. Practical amenities include a double detached garage, a gravel parking pad, and ample storage options. This home blends modern comforts with classic appeal, promising a lifestyle of convenience and tranquility. This rare property won't last long, so book your viewing today!

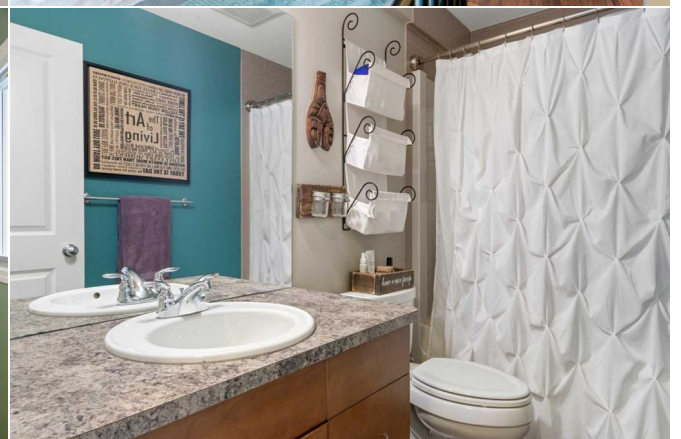
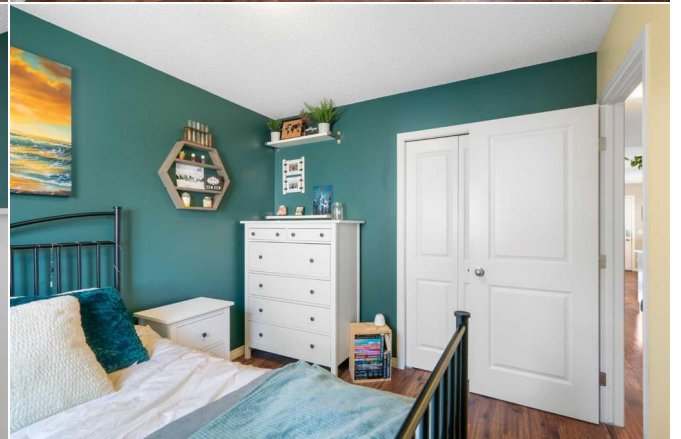
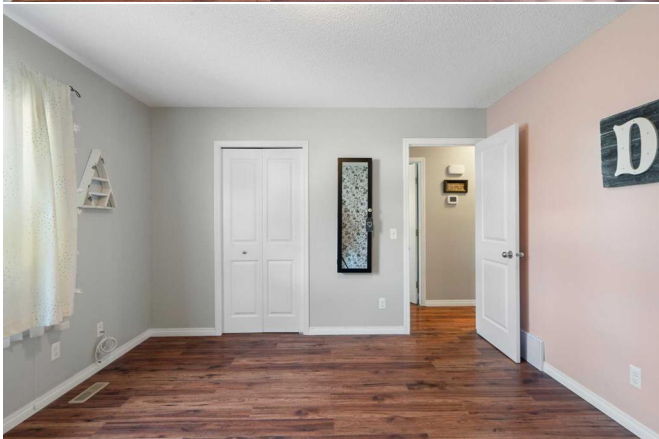
Inclusions:
Property Listed By:

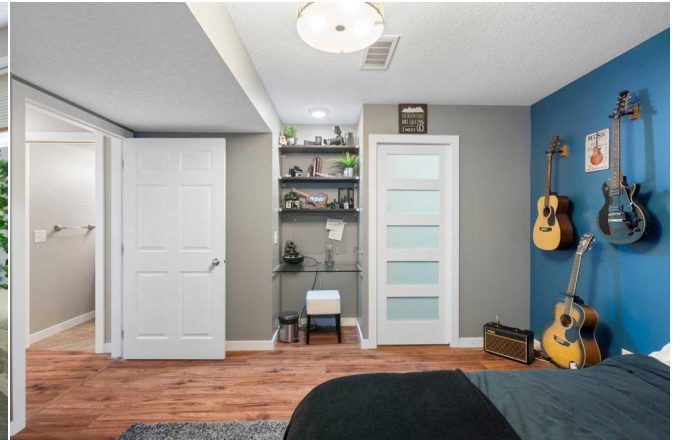
**Additional items available. See Supplements
Royal LePage Benchmark**

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











77 Heritage Dr, Cochrane, AB

Main Floor Exterior Area 1152.79 sq ft



PREPARED: 30461074



Water regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

77 Heritage Dr, Cochrane, AB

Basement (Below Grade) Exterior Area 1056.35 sq ft



PREPARED: 30461074



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