



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**107 HEARTLAND Street, Cochrane T4C 2P7**

MLS® #: **A2156783**

Area: **Heartland**

Listing Date: **03/06/25**

List Price: **\$590,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Cochrane**

Year Built:

**2021**

Lot Information

Lot Sz Ar:

**3,046 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,647**

Low Sqft:

Ttl Sqft:

**1,647**

DOM

**40**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Low Maintenance Landscape,Rectangular Lot  
Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**

Int Feat:

**Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>16`2" x 17`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>30`4" x 31`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>39`8" x 44`10"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>27`11" x 26`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>34`5" x 41`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>41`10" x 44`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>30`4" x 43`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>29`6" x 29`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>29`6" x 48`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>27`11" x 16`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>35`3" x 45`8"</b>
<b>Office</b>	<b>Second</b>	<b>27`8" x 28`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>16`8" x 26`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>54`2" x 92`5"</b>

Furnace/Utility Room	Basement	35`3" x 35`3"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-MX	
Legal Desc:	2011438		Remarks
Pub Rmks:	<b>HOT TUB, FULLY FINISHED, ZERO MAINTENANCE BACK YARD, ATTACHED GARAGE, 4 BEDROOMS, A/C</b>   Looking for the perfect family home? This 4-bedroom, 3.5-bathroom duplex in Heartland, checks all the boxes! With a thoughtfully designed layout, a fully finished basement, and a dreamy backyard, this home is built for comfort, functionality, and relaxation. Step inside to an inviting open-concept main floor featuring durable laminate flooring and tons of natural light. The bright and spacious kitchen is the heart of the home, boasting a large wood-finished island, white quartz countertops, white cabinetry, and a pantry. Whether you're cooking for the family or entertaining friends, this space is as stylish as it is practical. The main floor also includes a large coat closet and a convenient 2-piece bath. Upstairs, you'll find three well-sized bedrooms, including a luxurious primary suite with an ensuite and walk-in closet. The bonus room offers flexibility—use it as a home office, playroom, or additional living space. Plus, enjoy the ease of second-floor laundry—no more hauling baskets up and down the stairs! The fully finished basement is ideal for guests, teenagers, or extended family, featuring a spacious rec room, a fourth bedroom, and a full bathroom. Outside, the low-maintenance backyard is a private oasis, complete with artificial turf, full fencing, and a hot tub (new in 2021). Whether you're enjoying a quiet evening under the stars or hosting a summer BBQ, this space is perfect for relaxation. The double attached garage adds extra convenience, providing plenty of room for vehicles and storage. Enjoy living minutes from the Bow River trails, a future school site, and local amenities like restaurants, a gas station, and Tim Hortons. Plus, you're just 15 minutes from Ghost Lake and 40 minutes from the mountains for year-round outdoor adventures! This home is a must-see—schedule your showing today		
Inclusions: Property Listed By:	Refrigerator, washer, dryer, electric stove, dishwasher, microwave, Hot tub (new in 2021), TV Mounts (2), Blinds, curtain rods, curtains, pergola in the backyard Coldwell Banker United		

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















