



THE
A-TEAM

**RE/MAX
FIRST**

171 HERITAGE Court, Cochrane t4c0s6

MLS® #: **A2157581** Area: **Heritage Hills** Listing Date: **08/14/24** List Price: **\$723,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,573 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,273**
 Low Sqft:
 Ttl Sqft: **2,273**

DOM

36
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Microwave,Range Hood**
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	Den	Main	10`0" x 7`6"
Living Room	Main	16`1" x 12`6"	Dining Room	Main	13`5" x 10`7"
Kitchen	Main	15`9" x 13`5"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom - Primary	Upper	15`0" x 12`2"
Bedroom	Upper	11`6" x 10`4"	Bedroom	Upper	11`6" x 10`4"

Bonus Room

Upper

11`6" x 10`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9010954

Zoning:

R-MX

Remarks

Pub Rmks:

Brand new Build by 'Homes By Fifty Six' Ready to move in September In Cochrane's Heritage Hills | SEPARATE ENTRANCE | NEARLY 2,300 SQ FT 3 bed/2.5 bath | MAIN FLOOR OFFICE/DEN + UPPER BONUS ROOM | UPGRADED THROUGHOUT | 'Heritage Hills' - offering stunning views, a peaceful community atmosphere, and easy access to nature and amenities, making it an ideal location for families and outdoor enthusiasts. Upgrades/features inc: LVP/LVT Floor, carpet, full height tile Fireplace, Quartz counters, Tiled shower, boutique lighting, pull down faucets, free standing bathtub, reeded glass inlay, separate entrance to basement and so much more. Step inside and be enthralled with soaring ceilings to the second level, along with boutique lighting fixtures at the entry way, creating a grande entrance. The main floor features half bath, closet space, mud room, office/den, and great size open space that connects dining, kitchen and living space. The kitchen features: Cabinets to ceiling, Chimney hood fan, built in microwave, tile to ceiling where chimney hood fan is, large island with eating bar, quartz counters, many pot lights, along with a \$5k credit to choose the rest of your appliances to your taste - a great space to make home cooked meals. Kitchen overlooks dining room and best of all a living room with a floor to ceiling tiled fireplace, a great feature for the room enhancing the luxury feel to the home. Upper level features a large bonus room, 3 great size bedrooms, laundry room and the primary retreat. The primary retreat has walk in closet , and a spa like ensuite ready to enjoy that features: Stand alone tub, double vanity, walk in tile shower, quartz counters. Basement has a separate entrance to it, and is awaiting your ideas. Living in a brand new, never lived in home with these upgrades/features in an established community creates the perfect place to call your next home. Book your viewing today, before it's gone.

Inclusions:

Property Listed By:

n/a

RE/MAX Real Estate (Mountain View)

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