



THE
A-TEAM

**RE/MAX
FIRST**

229 MUSTANG Street, Cochrane T4C2P9

MLS® #: **A2158579**

Area: **Heartland**

Listing Date: **08/17/24**

List Price: **\$664,990**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,865 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,948**

Low Sqft:

Ttl Sqft: **1,948**

DOM

32

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**

Int Feat: **Kitchen Island, Quartz Counters, See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`10" x 14`5"
Kitchen	Main	9`1" x 12`9"
Flex Space	Main	9`5" x 9`10"
2pc Bathroom	Main	4`11" x 5`4"
Bedroom - Primary	Upper	13`4" x 15`9"
Bedroom	Upper	11`4" x 12`2"
Laundry	Upper	5`5" x 7`10"

Room	Level	Dimensions
4pc Bathroom	Upper	4`10" x 7`10"
Dining Room	Main	8`6" x 10`11"
Entrance	Main	5`5" x 13`4"
5pc Ensuite bath	Upper	8`1" x 8`4"
Bedroom	Upper	9`10" x 11`1"
Bonus Room	Upper	15`1" x 18`4"

Title:
Fee Simple
Legal Desc:

2111260

Zoning:
R-MX

Remarks

Pub Rmks: **This location cannot be beat! Welcome to the family friendly community of Heartland. This is a warm and inviting corner home with large windows that allows for a lot of sunlight. This stunning 2 storey home boasts a spacious floor plan, perfect for growing families or those who love to entertain. The main level features a large, modern kitchen with ample counter space and stainless steel appliances, making meal prep a breeze. The adjacent family room provides a cozy ambience offering a perfect space to unwind after a long day. The dining area seamlessly flows from the living room, ideal for hosting dinner parties or intimate family gatherings. Upstairs, the second level is dedicated to the three spacious bedrooms, including the primary suite, which boasts a luxurious ensuite and generous closet space. A large bonus room upstairs offer an amazing second space for families to gather together. Your laundry room is conveniently located on 2nd floor. This home has tons of upgrades - Upgraded LVP, quartz counter tops, upgraded backsplash, cabinetry, upgraded doors/washroom hardware & lighting, upgraded zebra blinds on main and upper floor(Room Darkening). This home is fully fenced, situated on a corner lot for lots of extra privacy (neighbors on one side only) & extra parking. Multiple commercial establishments such as Tim Hortons, daycare, dental clinic, gas station, restaurants, pharmacy, liquor store, optometry clinic, and fitness center nearby. This home offers everything you need for a comfortable and convenient lifestyle. Don't miss out on the opportunity to buy this home and live and incredible lifestyle.**

Inclusions:
Property Listed By: **Window Coverings
eXp Realty**

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











