



THE
A-TEAM

**RE/MAX
FIRST**

50 HERITAGE Cove, Cochrane T4C 3G8

MLS®#: **A2158894** Area: **Heritage Hills** Listing Date: **08/20/24** List Price: **\$859,900**

Status: **Active** County: **Rocky View County** Change: **-\$15k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,360 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,599**
 Low Sqft:
 Ttl Sqft: **2,599**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Irregular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone,Wood Frame**

Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**

Sewer: Water Source:

Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Range Hood**

Int Feat: **Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	21`0" x 15`2"	Kitchen	Main	15`8" x 16`0"
Nook	Main	16`0" x 10`4"	Dining Room	Main	10`2" x 10`10"
2pc Bathroom	Main		Laundry	Main	10`0" x 8`9"
Mud Room	Main	9`9" x 10`0"	Bedroom - Primary	Upper	21`8" x 12`10"
5pc Ensuite bath	Upper		Bedroom	Upper	9`4" x 11`2"
Bedroom	Upper	11`7" x 10`4"	Bonus Room	Upper	18`0" x 13`6"
4pc Bathroom	Upper				

Title: **Fee Simple**
Legal Desc: **1106262**

Zoning: **R-1**

Remarks

Pub Rmks: **Introducing the "Chelsea"! Nestled in the foothills of Cochrane, on the doorstep to the majestic Rocky Mountains. 50 Heritage Cove, showcases the quality workmanship and attention to detail in both design and finishings of Fifth Avenue Homes. This home offers 2,599 sq ft above grade with potential to develop another 900 sq ft in the lower level (builder has plans available and can develop for additional cost). The main floor features a great room with a gas fireplace, the open concept is perfect for entertaining and family gatherings. The beautifully designed kitchen is a dream! Custom cabinets, top-of-the-line fixtures, Quartz counters, table-top island with stool seating plus a butler's pantry that offers additional storage and prep counter. The eating area adjoining the kitchen has room for a full-size dining suite and access to the spacious 16'x10' deck with gas BBQ line. There is a front flex room that can be used as an office, den or formal dining room. Completing the main floor: 2 piece bathroom, a full size laundry room, and a family size mud room (custom built-in storage lockers) with access to the double garage. Engineered hardwood, custom tile work and 9' ceilings throughout the main floor. The upper level is perfectly designed for a large family! Three spacious bedrooms, including a primary suite with retreat area, fully equipped spa-style ensuite and walk-in closet. The bonus room has plenty of room for toys, TV or computer desk - enjoy the valley and mountain views. The home sits on an east exposure, lot in the popular community of Heritage Hills, close to the park and tot lot. Minutes to the 1A highway west to the mountains or head east for an easy commute to Calgary; close to old town Cochrane with its many shops and restaurants. Fifth Avenue Homes has the Chelsea and other plan options currently under construction which are available for possession this summer. Visit Fifth Avenue's Show Home with your MLS Agent at 2 Heritage Cove, hours Mon-Thurs 2-8 pm, Fri closed, weekends & holidays noon-5 pm. Follow Directions to locate this listing! Also see photos for directional map and supplements for pdf community map showing lots on Heritage Cove.**

Inclusions: **\$8395 Appliance Allowance**
Property Listed By: **The Home Hunters Real Estate Group Ltd.**

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