



THE
A-TEAM

**RE/MAX
FIRST**

31 HERITAGE Cove, Cochrane T4C 3G8

MLS®#: **A2159753** Area: **Heritage Hills** Listing Date: **08/22/24** List Price: **\$799,900**
 Status: **Active** County: **Rocky View County** Change: **-\$30k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,637 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,227**
 Low Sqft:
 Ttl Sqft: **2,227**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **See Remarks,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 15`11"	Kitchen	Main	14`8" x 15`0"
Dining Room	Main	11`10" x 11`9"	Office	Main	8`5" x 10`11"
Mud Room	Main	10`4" x 5`7"	Foyer	Main	7`5" x 9`10"
2pc Bathroom	Main	4`10" x 4`10"	Bedroom - Primary	Upper	13`7" x 15`5"
Bedroom	Upper	11`11" x 13`2"	Bedroom	Upper	14`6" x 12`3"

5pc Ensuite bath
Bonus Room

Upper
Upper

9`6" x 11`4"
15`0" x 12`1"

4pc Bathroom

Upper

8`5" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310771

Zoning:
R-MX

Remarks

Pub Rmks:

**** READY FOR QUICK POSSESSION ** Welcome to the community of Heritage Hills in Cochrane. This beautiful home built by Canbrook Homes has amazing finishes throughout with 3 bedrooms and 2-1/2 bathrooms, with 2227sq/ft of developed space. The main floor features a large open concept with 9ft ceilings, an office, and vinyl plank flooring. The living room has large windows with the ceiling open to above with a beautiful chandelier with a gas fireplace and open concept design to the kitchen and dining area. The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance with a large walk through pantry through the mudroom. The upper floor has a large primary bedroom with tray ceilings and attached en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, and large walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large closets and a 4 piece bathroom, with the laundry room conveniently located on the top floor, you also have a large Bonus Room centrally located. The basement has a side entrance and already has plumbing roughed in for your development. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located close to shopping, parks, with easy access to Highway 1A and 22X. Other Lots and Floor Plans are Available as well for your custom build, Call today for directions and more details**

Inclusions:
Property Listed By:

N/A
Grand Realty

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









