

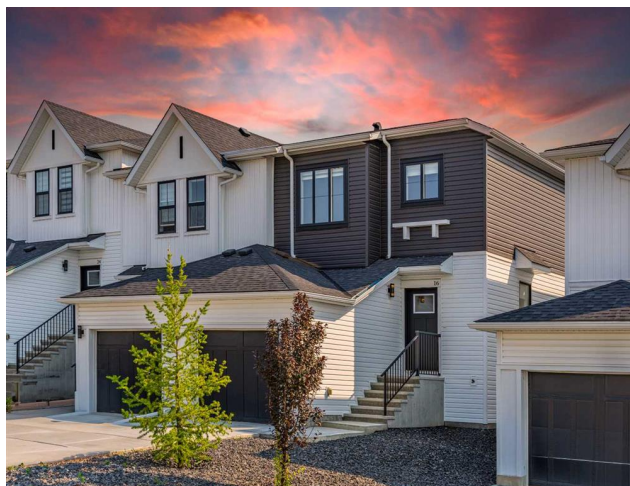


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 HERITAGE Rise, Cochrane T4C 2J8**

MLS®#: **A2160765**      Area: **Heritage Hills**      Listing Date: **08/28/24**      List Price: **\$579,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Cochrane**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,025 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,473**  
 Low Sqft:  
 Ttl Sqft: **1,473**

DOM

**21**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Views**  
 Park Feat: **Concrete Driveway,Garage Faces Front,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`0" x 7`11"	Kitchen	Main	13`3" x 10`10"
Pantry	Main	2`4" x 1`6"	Dining Room	Main	8`0" x 10`11"
Living Room	Main	12`8" x 12`3"	Laundry	Upper	5`6" x 3`4"
Bedroom - Primary	Upper	17`5" x 12`10"	Bedroom	Upper	12`8" x 9`3"
Bedroom	Upper	11`2" x 9`1"	Bedroom	Basement	8`10" x 11`7"

**Game Room**  
**2pc Bathroom**  
**4pc Bathroom**

**Basement**  
**Main**  
**Upper**

**14`2" x 12`1"**  
**4`9" x 5`0"**  
**8`7" x 4`10"**

**Furnace/Utility Room**  
**5pc Ensuite bath**  
**4pc Bathroom**

**Basement**  
**Upper**  
**Basement**

**15`8" x 6`1"**  
**11`0" x 8`4"**  
**7`9" x 4`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1711982**

Zoning:  
**R-MX**

Remarks

Pub Rmks:

**Welcome to your dream townhouse in Heritage Hills, Cochrane! This rare find boasts 4 bedrooms, 3.5 bathrooms, and a spacious 2,070 sqft across three levels, including a fully finished basement. The layout is designed for modern living, featuring an open-concept main floor with a sleek kitchen and an inviting living area. Upstairs, the primary bedroom offers a luxurious 5-piece ensuite and walk-in closet. Additional features include an oversized attached single-car garage, front driveway parking, a rear deck, and fully completed landscaping both front and back. Enjoy unobstructed mountain and valley views, backing directly onto a peaceful park. In today's market, it's hard to find all of this at such a great price—don't miss this unique opportunity!**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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