



THE
A-TEAM

**RE/MAX
FIRST**

5 MORGAN Street, Cochrane T4C 0X2

MLS®#: **A2161196**

Area: **Heartland**

Listing Date: **08/29/24**

List Price: **\$778,888**

Status: **Active**

County: **Rocky View County**

Change: **-\$6k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **1,929**

Low Sqft:

Ttl Sqft: **1,929**

Lot Information

Lot Sz Ar: **4,032 sqft**

Lot Shape:

DOM

20

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Gazebo,Yard Lights,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Double Oven,Electric Range,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`10" x 13`3"
Dining Room	Main	11`1" x 9`5"
Bonus Room	Upper	18`1" x 12`11"
Bedroom	Second	11`2" x 9`11"
4pc Bathroom	Second	
Game Room	Lower	21`7" x 16`11"

Room	Level	Dimensions
Living Room	Main	11`11" x 17`9"
Bedroom - Primary	Second	13`8" x 14`7"
Bedroom	Second	11`2" x 9`11"
5pc Ensuite bath	Second	
2pc Bathroom	Main	
Laundry	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R

0913725

Remarks

Pub Rmks: **Your wait is over, an extra large corner pie lot in the neighborhood of HEARTLAND with private deck, gazebo firepit, vegetable garden area, side yard AND room for RV parking. Gorgeous over sized metal gates for easy access to the side yard. Driveway long enough for 4 cars plus 2 garage spots. Step inside to your open concept main level great room, featuring hardwood, gas fireplace, plenty of windows and for those who love to bake...built in double Bosch ovens plus an electric range...that's 3 ovens!!!! Your Christmas baking will be a breeze with this set up!!! Surrounded with shelving and storage as well as corner pantry, no storage concerns here!!!! Newer appliances include LG Refrigerator 2023, Washer/dryer 2023, Maytag dishwasher 2023, Bosch double built in ovens 2021. Large bonus room over garage, separated from the upper bedrooms. Primary bedroom ensuite features soaker tub and separate shower. Upper level laundry room. Lower level large recreation room, great for movies or a fabulous games room!! Basement is fully insulated with spray foam insulation. Home well maintained by original owners. Nothing to do but move in and enjoy!!! Inside or outside there is plenty of room for your family!! Don't miss out on this fabulous opportunity with so many features no other homes offer!!!**

Inclusions: **BLINDS, GARDEN TABLE, Gazebo(Unique Round Gazebo with Silo roof)**
Property Listed By: **Royal LePage Benchmark**

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











