



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**159 HERITAGE Court, Cochrane T4C 2N4**

MLS®#: **A2162491**      Area: **Heritage Hills**      Listing Date: **09/03/24**      List Price: **\$729,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,727 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,259**  
 Low Sqft:  
 Ttl Sqft: **2,259**

DOM

**15**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Nook</b>	<b>Main</b>	<b>11`9" x 10`6"</b>	<b>Great Room</b>	<b>Main</b>	<b>16`0" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`3" x 13`7"</b>	<b>Den</b>	<b>Main</b>	<b>10`4" x 9`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`6" x 3`6"</b>	<b>Mud Room</b>	<b>Main</b>	<b>6`4" x 10`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`10" x 9`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 11`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 11`4"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>14`6" x 13`6"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`2" x 10`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`8" x 12`0"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>5`4" x 10`0"</b>	<b>Laundry</b>	<b>Second</b>	<b>6`2" x 10`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>10`4" x 6`0"</b>			

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Title:	Zoning:
<b>Fee Simple</b>	<b>R-MX</b>
Legal Desc:	<b>241-0400</b>

Remarks

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Pub Rmks:	<p><b>Welcome to 159 Heritage Court, a stunning newly built home by Daytona Homes, located in the heart of Cochrane. This exquisite property offers a blend of modern design, comfort, and functionality, perfect for those seeking a luxurious lifestyle in a peaceful community. As you step through the front door, you'll be greeted by an open and inviting foyer that sets the tone for the rest of the home. The main level features a spacious and private den or office, ideal for working from home or as a quiet retreat. The mudroom, conveniently located off the large double-attached garage, provides a practical space for storing outerwear and keeping your home organized. The heart of this home is the gourmet kitchen, designed with both style and functionality in mind. The large island serves as a focal point, offering ample space for meal preparation, casual dining, or entertaining guests. The kitchen seamlessly opens up to the great room, where an elegant electric fireplace adds warmth and ambiance, making it the perfect place to relax with family and friends. Upstairs, you'll find three generously sized bedrooms, including the luxurious primary suite. The primary bedroom is a true sanctuary, featuring a spa-like 5-piece ensuite that includes a deep soaking tub, a separate glass-enclosed shower, dual sinks, and a walk-in closet. The large bonus room on this level offers additional living space, perfect for a media room, playroom, or hobby area. The convenience of an upstairs laundry room adds to the practicality of this thoughtful layout. The unfinished basement provides endless possibilities to customize the space to your liking. With a rough-in for a 3-piece bathroom, this area is ready to be transformed into additional living space, whether you envision a home gym, entertainment room, or guest suite. Built by Daytona Homes, a builder renowned for their commitment to quality craftsmanship and impeccable customer service, this home is a testament to their dedication to creating spaces that are both beautiful and functional. Every detail has been carefully considered to ensure a home that not only meets but exceeds your expectations. 159 Heritage Court is more than just a house; it's a place where you can create lasting memories and enjoy the best that modern living has to offer. Don't miss the opportunity to make this exceptional property your own!</b></p>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>Royal LePage Benchmark</b>

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