



THE
A-TEAM

**RE/MAX
FIRST**

17 HERITAGE Vista, Cochrane T4C 2N7

MLS®#: **A2163190** Area: **Heritage Hills** Listing Date: **09/12/24** List Price: **\$499,900**
 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: **2017**
Lot Information
 Lot Sz Ar: **2,141 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,352**
 Low Sqft:
 Ttl Sqft: **1,352**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Street Lighting,Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	12`5" x 6`2"	2pc Bathroom	Main	6`9" x 2`9"
Kitchen With Eating Area	Main	14`4" x 9`6"	Dining Room	Main	9`5" x 9`6"
Living Room	Main	11`0" x 17`8"	4pc Ensuite bath	Upper	8`2" x 4`11"
Bedroom - Primary	Upper	13`8" x 12`1"	Walk-In Closet	Upper	9`3" x 4`2"
4pc Bathroom	Upper	4`11" x 0`8"	Bedroom	Upper	10`6" x 8`9"
Bedroom	Upper	9`8" x 8`9"	Laundry	Upper	7`5" x 4`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610948

Zoning:
R-MD

Remarks

Pub Rmks:

Experience the perfect fusion of modern convenience and timeless charm in this well-maintained 3 bed, 2.5 bath townhouse nestled in Heritage Hills. Designed with function in mind, this home offers a range of impressive features at an affordable price with NO CONDO FEES. The modern kitchen is a highlight, featuring a large quartz island perfect for hosting, stainless steel appliances (including an upgraded fridge), and classic white shaker cabinets. The cozy living room includes a built-in TV niche and sliding patio door that opens to a back deck, where you can soak up the morning sun. Upstairs, the primary suite comes with a walk-in closet and a four-piece ensuite, while two more bedrooms share an additional four-piece bathroom. You'll also appreciate the upper-level laundry room with ample storage. The unfinished basement is a blank canvas for you to customize as you like. Additional perks include a single attached garage, proximity to an off-leash dog park, walking paths, and easy access to main transit routes—all with no condo fees! Book your private viewing today!

Inclusions:
Property Listed By:

**fridge in basement, Portable AC unit
Veritas Realty**

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









