



THE
A-TEAM

**RE/MAX
FIRST**

159 HERITAGE View, Cochrane T4C 0G5

MLS®#: **A2164737** Area: **Heritage Hills** Listing **09/12/24** List Price: **\$699,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **4,897 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,929**
 Low Sqft:
 Ttl Sqft: **1,929**

DOM

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

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape,Landscaped,Views**
 Park Feat: **Additional Parking,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	11`11" x 14`8"
4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Laundry	Upper	9`1" x 6`2"
Bonus Room	Upper	15`10" x 13`5"

Room	Level	Dimensions
Kitchen	Main	11`11" x 10`2"
Living Room	Main	12`11" x 17`0"
Bedroom - Primary	Upper	11`10" x 15`11"
Bedroom	Upper	9`2" x 14`8"
Bedroom	Upper	9`6" x 11`5"
Mud Room	Main	7`7" x 7`1"

Walk-In Closet

Upper

5`3" x 10`11"

Mud Room

Legal/Tax/Financial

Main

7`7" x 7`1"

Title:

Fee Simple

Legal Desc:

1312846

Zoning:

R-MX

Remarks

Pub Rmks:

Imagine pulling into your spacious 3-car garage after a busy day of school pickups and playdates. Inside, your 3-bedroom, 2.5-bathroom home will welcome you with warmth and charm, making it feel just right from the start. The heart of the home is the large kitchen, where morning pancakes turn into family traditions. The living room, with its cozy fireplace, is perfect for unwinding, sharing laughs, or relaxing after a long day. With central air conditioning, you'll stay cool and comfortable all summer long. Upstairs, the primary bedroom offers a private retreat with an ensuite featuring a double sink vanity and a roomy walk-in closet. Plus, the convenient upstairs laundry makes chores a breeze. The walk-out basement offers you a blank canvas; with space ideal for a future game room, office, or extra bedroom as your family grows. Outside, your fully fenced backyard with deck and patio is bordered by lanes on the side and back and provides an amazing space perfect for BBQs, playtime, or quiet moments. Located in the friendly neighborhood of Heritage Hill, home to numerous playgrounds and walking paths, this home has everything you need to keep your family happy. This isn't just a house; it's where your family's next chapter begins. Come see it for yourself, imagine the memories waiting to be made, and Let's make YOUR dreams... Realty!

Inclusions:

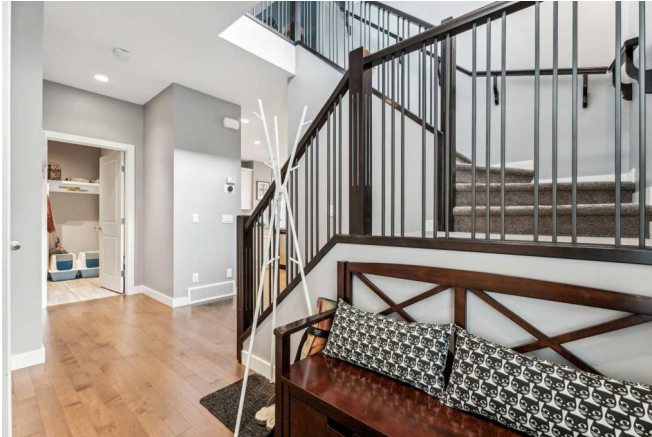
Property Listed By:

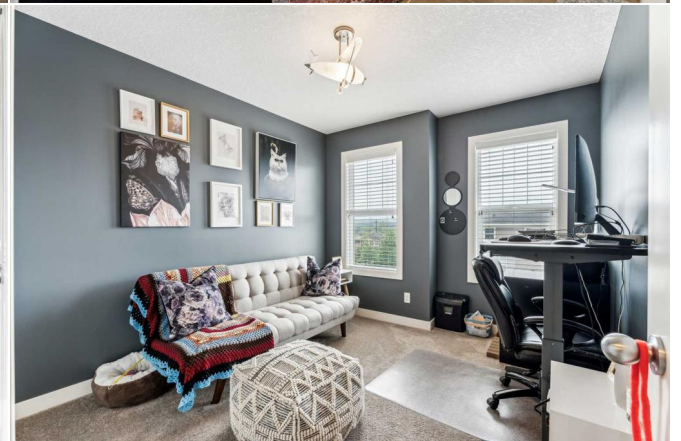
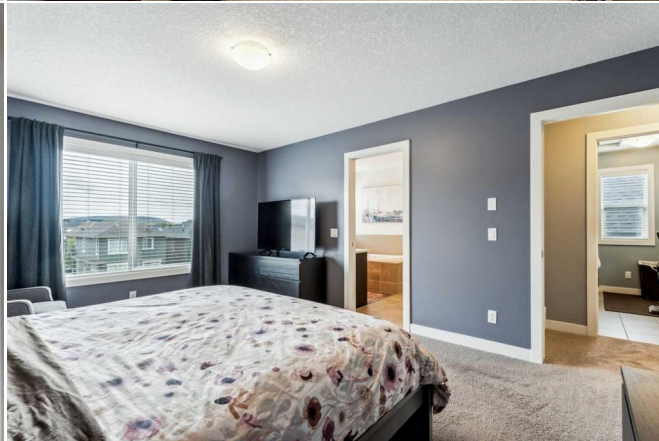
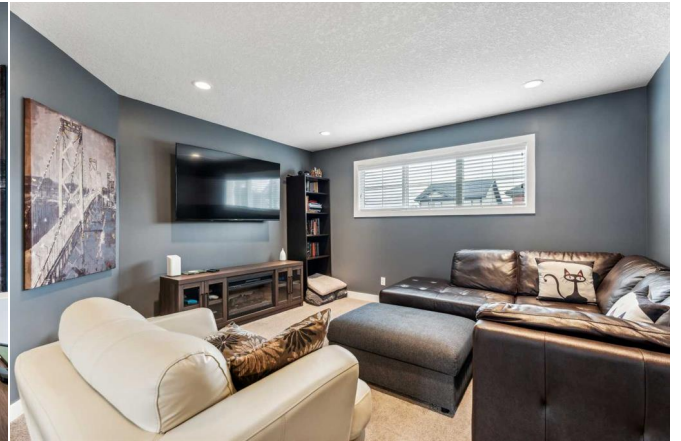
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Royal LePage Benchmark

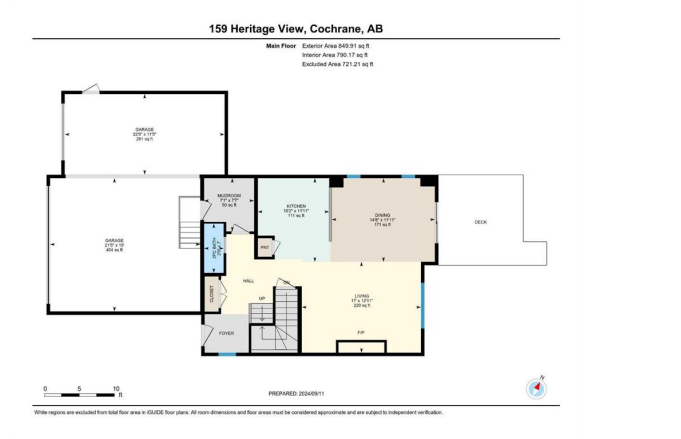
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





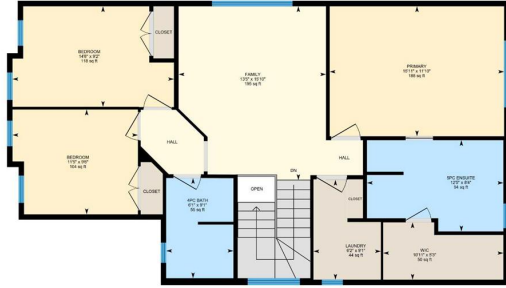






159 Heritage View, Cochrane, AB

2nd Floor Exterior Area 1079.60 sq ft
Interior Area 1570.12 sq ft
Excluded Area 238 sq ft

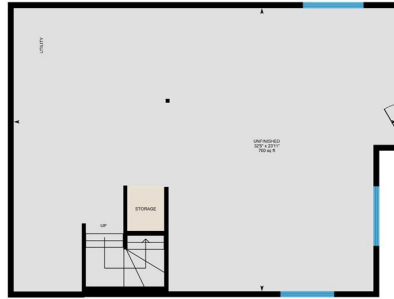


0 2 4 8 ft PREPARED: 2024/01/11

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 204.50 sq ft
Interior Area 748.20 sq ft



0 2 4 8 ft PREPARED: 2024/01/11

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