



THE
A-TEAM

**RE/MAX
FIRST**

15 HERITAGE Rise, Cochrane T4C2R4

MLS®#: **A2166283** Area: **Heritage Hills** Listing Date: **09/17/24** List Price: **\$609,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,347 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,735**
 Low Sqft:
 Ttl Sqft: **1,735**

DOM

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

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"
Foyer	Main	6`9" x 13`1"
Living Room	Main	12`1" x 13`8"
4pc Bathroom	Second	5`0" x 8`5"
Bedroom	Second	9`6" x 11`1"
Bonus Room	Second	14`3" x 13`1"
3pc Bathroom	Basement	6`7" x 9`11"

Room	Level	Dimensions
Nook	Main	7`0" x 8`6"
Kitchen	Main	14`5" x 13`5"
Den	Main	9`7" x 12`6"
4pc Ensuite bath	Second	5`1" x 11`4"
Bedroom	Second	9`5" x 11`1"
Bedroom - Primary	Second	13`10" x 13`7"
Bedroom	Basement	10`6" x 13`0"

Game Room

Basement

17`1" x 14`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-MX

1711982

Remarks

Pub Rmks:

Discover your ideal family home in Heritage Hills! Featuring 1735 sq ft of thoughtfully designed living space plus a fully developed basement, this home beautifully combines modern convenience with comfort and style. Upon entering, you are welcomed by a stylish foyer. A private den/flex room sits adjacent to the foyer creating the perfect home office or a quiet retreat. The kitchen is a chef's delight with its large island (eating bar), granite countertops, a tiled backsplash, sleek white cabinetry, stainless steel appliances, and a corner pantry. It seamlessly flows into the spacious dining and living areas, where a cozy gas fireplace and large windows create a bright and inviting atmosphere. The back door is a private entry into the large west-facing fully fenced yard offering an extensive deck, parking pad, and vast space for entertaining, gardening, and playing. Upstairs, the primary bedroom is a serene retreat with a walk-in closet and luxurious 4-piece ensuite, including dual sinks, a large vanity, and an oversized tiled shower. A generous central bonus room separates the primary from the 2 additional bedrooms, which offer a mountain view, and share a well-appointed 4-piece family bath. The convenience of upper-floor laundry rounds out this exceptional space. The fully finished basement enhances the home with a large rec room, a 4th bedroom, and a beautifully designed 3-piece bath. Located on a quiet street and just one block from a playground and extensive greenspace, this home offers a peaceful setting with easy access to local amenities. Cochrane's small-town charm coupled with its big city amenities makes it a fantastic place to live. Enjoy exploring nearby attractions such as Big Hill Springs Provincial Park, Cochrane Lake, Ghost Lake, K-Country, and so much more. This property is perfect for a growing family and offers a convenient commute to downtown Calgary. Don't miss out - contact your Realtor today to schedule a viewing!

Inclusions:

Property Listed By:

TV Wall Mount and Electric Fireplace in Basement

RE/MAX Real Estate (Mountain View)

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









