



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**114 HERITAGE View, Cochrane T4C 0G5**

MLS®#: **A2166773** Area: **Heritage Hills** Listing Date: **09/19/24** List Price: **\$775,000**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **9,203 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,156**  
 Low Sqft:  
 Ttl Sqft: **2,156**

DOM

**0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind,Landscaped,Underground Sprinklers,Other,Pie Shaped Lot,See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Microwave,Refrigerator,Washer,Water Softener**  
 Int Feat: **Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`11" x 8`0"
Living Room	Main	13`0" x 15`10"
Mud Room	Main	6`7" x 6`11"
5pc Ensuite bath	Second	
Bedroom	Second	10`0" x 122`4"
Bonus Room	Second	18`9" x 14`10"

Room	Level	Dimensions
Kitchen	Main	18`9" x 13`9"
2pc Bathroom	Main	
4pc Bathroom	Second	
Bedroom - Primary	Second	12`10" x 18`1"
Bedroom	Second	12`8" x 12`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MX**

**1312846**

Remarks

Pub Rmks: **This exceptional home is perfectly positioned on a quiet street, featuring a West-facing backyard with uncompromised mountain views. Set on an oversized lot, the property boasts a huge deck, incredible landscaping and an in-ground sprinkler system, creating the ideal outdoor space for relaxation and entertainment. Inside, the chef's kitchen is a culinary delight, equipped with a gas cooktop range, wall-mounted oven, and a large island with granite countertops throughout. Under-cabinet lighting adds a modern touch, while the abundance of large windows fills the home with natural light. The elegant dining room offers stunning views, and the inviting living room, complete with a gas fireplace, provides the perfect setting for cozy evenings. Upstairs, the expansive primary bedroom features a large walk-in closet and a luxurious 5-pc ensuite bathroom with dual sinks, separate shower and large soaker tub. Two additional spacious bedrooms, another 4pc bathroom and a bonus living room offer ample space for family and guests. With its walk-out basement, thoughtfully designed interiors, and unbeatable mountain views, this home is a true gem. Don't miss the opportunity to make it yours!**

Inclusions:  
Property Listed By: **n/a**  
**eXp Realty**

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









