

124 HERITAGE Boulevard, Cochrane T4C 3G8

MLS®#: **A2167026** Area: **Heritage Hills** Listing Date: **09/25/24** List Price: **\$699,000**
 Status: **Active** County: **Rocky View County** Change: **-\$20k, 26-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,755 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,212**
 Low Sqft:
 Ttl Sqft: **2,212**

DOM

69
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,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator**
 Int Feat: **Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 14`2"
Kitchen	Main	14`7" x 13`10"
Mud Room	Main	8`10" x 11`8"
Bedroom - Primary	Second	13`8" x 14`0"
Bedroom	Second	11`11" x 9`11"
Laundry	Second	9`11" x 5`11"
4pc Bathroom	Second	10`0" x 4`11"

Room	Level	Dimensions
Dining Room	Main	11`0" x 14`2"
Office	Main	9`1" x 10`3"
2pc Bathroom	Main	5`0" x 5`0"
Bedroom	Second	11`8" x 14`10"
Bonus Room	Second	13`8" x 11`9"
5pc Ensuite bath	Second	10`0" x 11`5"
Walk-In Closet	Second	10`0" x 6`4"

Title:
Fee Simple
Legal Desc:

Zoning:
RC-1

2310771

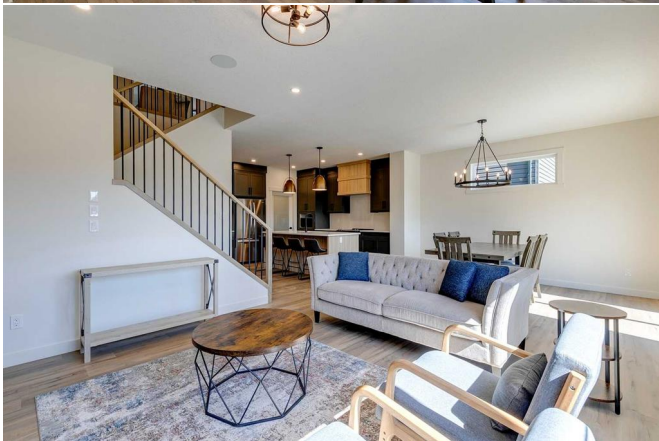
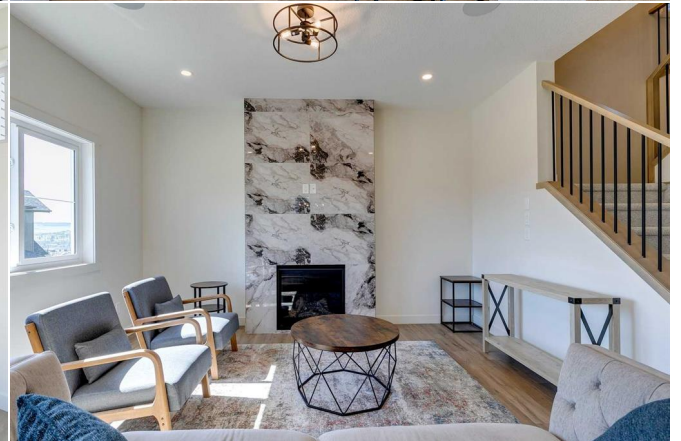
Remarks

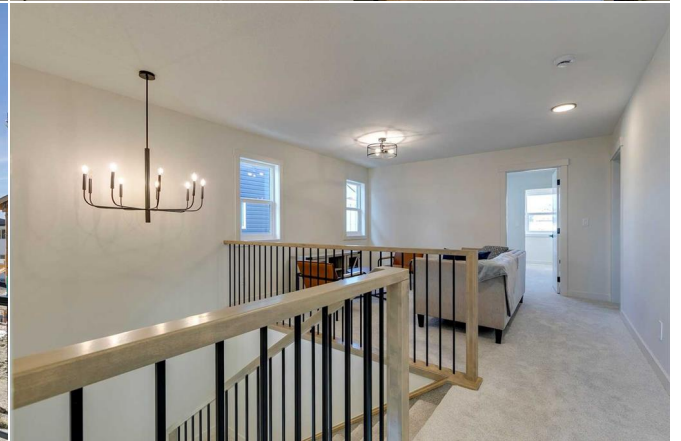
Pub Rmks: **Nestled in the picturesque community of Heritage Hills in Cochrane, stands a testament to quality craftsmanship and thoughtful design: the Devine Custom Homes Bentley Model. Crafted to the highest standards, this residence exemplifies modern luxury and functionality. The open-concept main floor boasts 9-foot ceilings and large oversize windows, flooding the space with natural. Whether you're hosting a dinner party or enjoying a quiet evening at home, the spacious living area provides the perfect backdrop for any occasion. The kitchen is a chef's dream, featuring integrated appliances, quartz countertops, and a gas fireplace. Luxury vinyl plank flooring adds a touch of sophistication, while the seamless flow between the kitchen, dining, and living areas makes this home ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a bonus room, providing ample space for your family to relax and unwind. The primary suite is a true sanctuary, with a spa-like ensuite featuring a custom-tiled shower. Whether you're getting ready for the day or unwinding after a long day's work, this ensuite offers the perfect retreat. The remaining bedrooms are equally impressive, offering plenty of room for children, guests, or a home office. The unfinished walkout basement offers endless potential for customization and expansion. Whether you envision a home gym, a media room, or a guest suite, the possibilities are endless. With seamless access to the outdoors, you can easily extend your living space into the backyard, making this home perfect for outdoor entertaining. With its prime location in the community of Heritage Hills, Cochrane, this residence offers the perfect blend of luxury living and natural beauty.**

Inclusions:
Property Listed By: **N/A
Real Broker**

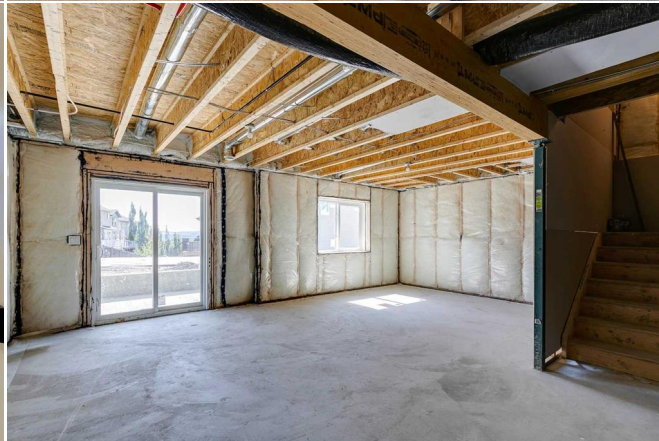
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











124 Heritage Blvd, Cochrane, AB
Main Building: Total Exterior Area Above Grade 2212.62 sq ft



0 6 12
Main Floor
Exterior Area 2212.62 sq ft

0 6 12
1st Floor
Exterior Area 1252.41 sq ft

0 6 12
Basement (Below Grade)
Exterior Area 620.00 sq ft

PREPARED: 2024/05/04
BIGUIDE

These figures are extracted from title floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.