



THE
A-TEAM

**RE/MAX
FIRST**

60 MORGAN Street, Cochrane T4C 2R6

MLS®#: **A2168522**

Area: **Heartland**

Listing Date: **09/25/24**

List Price: **\$669,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$5k, 30-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2019**
Lot Information
Lot Sz Ar: **3,744 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,250**
Low Sqft:
Ttl Sqft: **2,250**

DOM

58
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Street Lighting,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`2" x 7`4"
Foyer	Main	9`2" x 6`4"
Living Room	Main	12`6" x 14`11"
Pantry	Main	9`1" x 5`7"
5pc Ensuite bath	Upper	9`10" x 11`7"
Bedroom	Upper	10`1" x 9`6"
Family Room	Upper	12`6" x 17`7"
Bedroom - Primary	Upper	12`6" x 15`0"

Room	Level	Dimensions
Dining Room	Main	10`4" x 10`5"
Kitchen	Main	13`5" x 14`3"
Office	Main	9`0" x 8`10"
5pc Bathroom	Upper	8`9" x 7`9"
Bedroom	Upper	9`9" x 9`10"
Bedroom	Upper	12`4" x 11`5"
Laundry	Upper	5`1" x 9`11"
Walk-In Closet	Upper	9`11" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712311

Zoning:
R-LD

Remarks

Pub Rmks:

Welcome to the perfect family home, four bedrooms plus bonus room up! 5 pc bathroom allows for the kids to have their own sink. Built and designed by Pacesetter Homes. Perfectly positioned in the Heart of Heartland, Backing green space and future K-8 school development site. School projected to be open 2030, to be constructed on Heartland Way leaving 8 acres of open space and views of the Cochrane Big Hill. Plenty of space for the kids to run & play, easily watch them play safely on the future playground from your own backyard. Step inside the home, greeted by a bright and fresh colour palette, and a well designed floor plan. The main level features a spacious and open kitchen with a large, quartz island, a cozy living area with gas fireplace, and a separate den/office space, perfect for those who work from home, or useful as an additional play area. Step out through the sliding glass doors onto the newly developed east-facing composite deck, which provides the perfect outdoor living space to soak up the sun. The fully fenced yard is perfect for kids and pets, with a rear gate providing easy access to the green space/school site. The upper level provides a spacious primary bedroom with a beautiful ensuite which hosts dual sinks, and a separate tub and shower, along with the ideal walk-in closet. Separated by the bonus/TV room you will find an additional 3 bedrooms and a 5 piece, dual sink bathroom perfect for growing families, making for peaceful mornings & evenings getting the kids ready. The lower level is undeveloped providing the opportunity to design and develop the perfect basement space. Take advantage of all that Heartland has to offer with close access to local restaurants, convenience store and gas station, along with quick access to the Mountains being just 45 Minutes to Kananaskis, and an easy commute to Calgary. Take advantage of this opportunity to start your next chapter in one of Cochrane's most desirable neighbourhoods.

Inclusions:
Property Listed By:

N/A
The Real Estate District

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











