



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 HERITAGE Circle, Cochrane T4C 3G9**

MLS®#: **A2176946** Area: **Heritage Hills** Listing Date: **11/01/24** List Price: **\$699,900**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,435 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,236**  
 Low Sqft:  
 Ttl Sqft: **2,236**

DOM

**19**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot, See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **See Remarks, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator**  
 Int Feat: **Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 18`3"	Dining Room	Main	10`9" x 8`10"
Kitchen	Main	10`9" x 14`11"	Den	Main	11`4" x 8`4"
2pc Bathroom	Main	4`10" x 5`7"	Bedroom - Primary	Upper	13`3" x 15`5"
Bedroom	Upper	10`11" x 11`5"	Bedroom	Upper	11`8" x 11`4"
Bonus Room	Upper	14`6" x 14`8"	5pc Ensuite bath	Upper	9`2" x 11`10"
4pc Bathroom	Upper	8`7" x 4`10"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MX**

**2310771**

Remarks

Pub Rmks:

**\*\* QUICK POSSESSION MOVE IN READY \*\* | Welcome to "The Tofino" in the community of Heritage Hills in Cochrane built by Canbrook Homes. This home will feature amazing finishes throughout with 3 bedrooms and 2-1/2 bathrooms, with approximately over 2236sq/ft of developed space. The main floor features a large open concept entry open to above with 9ft ceilings on the main floor, a den, and vinyl plank flooring. The family room has large windows with an electric fireplace and open concept design to the kitchen and dining area. The kitchen has quartz countertops and features a Samsung Appliance package which is included in the appliance allowance with a large walk through pantry through the mudroom. The upper floor has a large primary bedroom with tray ceilings and attached en-suite with dual undermount sinks, quartz counter tops, tile flooring, soaker tub and standing shower, with a walk-in closet. , and large walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large closets and a 5 piece bathroom with dual vanity sinks, with the laundry room conveniently located on the top floor, you also have a large Bonus Room located as extra living space. The basement has a side entrance and plumbing roughed in for your development. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located close to shopping, schools, parks, with easy access to Highway 1A and 22X**

Inclusions:  
Property Listed By:

**N/A**  
**Grand Realty**

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











**51 Heritage Cir, Cochrane, AB**

Main Floor Exterior Area 1306.59 sq ft  
Interior Area 535.71 sq ft  
Excluded Area 445.96 sq ft



PREPARED: 2024/11/01

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

**51 Heritage Cir, Cochrane, AB**

Upper Floor Exterior Area 1229.32 sq ft  
Interior Area 1158.71 sq ft  
Excluded Area 68.02 sq ft



PREPARED: 2024/11/01

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