



THE
A-TEAM

**RE/MAX
FIRST**

105 HERITAGE Boulevard, Cochrane T4C 0G5

MLS®#: **A2177574** Area: **Heritage Hills** Listing Date: **11/13/24** List Price: **\$879,900**
 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: **3,572 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,597**
 Low Sqft:
 Ttl Sqft: **2,597**

DOM

38
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Living Room	Main	18`5" x 15`11"	Kitchen	Main	14`0" x 14`6"
Pantry	Main	4`1" x 4`1"	2pc Bathroom	Main	5`0" x 7`8"
Dining Room	Main	11`11" x 10`7"	Den	Main	10`5" x 12`8"
Bedroom	Upper	11`3" x 11`0"	Bedroom	Upper	11`1" x 12`0"
4pc Bathroom	Upper	9`7" x 5`0"	Laundry	Upper	7`7" x 6`0"
Bonus Room	Upper	13`11" x 11`1"	Bedroom - Primary	Upper	18`1" x 12`6"
5pc Ensuite bath	Upper	9`8" x 8`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1910015**

Zoning: **RC-1S**

Remarks

Pub Rmks: **Don't miss this amazing opportunity to own a brand new single detached home with a legal basement suite built by Paradiso Homes in the fastest growing community in Canada, Cochrane! You will be able to enjoy mountain town style living with all the amenities that city life offers. With nearly 2600 sq ft of luxury living space there is an abundance of room to raise your kids, entertain friends and family or simply relax after a long day of work in your private retreat. There is also the added bonus to have potential rental income from your legal basement suite. The suite is ground level which serves perfectly for extended family members who may be elderly. Or maybe use it as a nanny suite? The flexibility is endless. This home offers 3 bedrooms and 2.5 baths on the upper two levels while the lower suite offers one bed and bath. The home is located in the quiet upscale community of Heritage Hill in Cochrane. Minutes from shopping, eateries and the SLS Sports Complex for you and your family's fitness regime. In addition to this amazing home, there are other models of single detached, semi-attached and townhomes available. Please contact us for more information. All photos are for illustration purposes only.**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bravo Realty**

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







