



**105 HERITAGE Boulevard, Cochrane T4C 0G5**

MLS® #: **A2177574**      Area: **Heritage Hills**      Listing **11/13/24**      List Price: **\$879,900**  
 Status: **Active**      County: **Rocky View County**      Date:      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,597**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,572 sqft**      Ttl Sqft: **2,597**  
 Lot Shape:

DOM

**101**  
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**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other,Private Yard**      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

Room	Level	Dimensions	Room	Level	Dimensions
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**  
**4pc Bathroom**  
**Bonus Room**  
**5pc Ensuite bath**

**Upper**  
**Upper**  
**Upper**  
**Upper**

**11'3" x 11'0"**  
**9'7" x 5'0"**  
**13'11" x 11'1"**  
**9'8" x 8'5"**

**Bedroom**  
**Laundry**  
**Bedroom - Primary**

**Upper**  
**Upper**  
**Upper**

**11'1" x 12'0"**  
**7'7" x 6'0"**  
**18'1" x 12'6"**

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**







