



THE
A-TEAM

**RE/MAX
FIRST**

117 HEARTLAND Street, Cochrane T4C 2P8

MLS®#: **A2178943**

Area: **Heartland**

Listing Date: **11/13/24**

List Price: **\$529,900**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Cochrane

Abv Sqft:

1,516

Year Built:

2020

Low Sqft:

Ttl Sqft:

1,516

Lot Information

Lot Sz Ar:

2,978 sqft

Lot Shape:

DOM

7

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Up/Down

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Low Maintenance Landscape,Street Lighting,Rectangular Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Cement Fiber Board,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`2" x 4`10"
Kitchen	Main	16`7" x 13`9"
4pc Bathroom	Upper	8`7" x 4`11"
Bedroom	Upper	8`4" x 12`6"
Bedroom - Primary	Upper	12`8" x 12`9"
Bedroom	Basement	15`11" x 10`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`4" x 11`11"
Living Room	Main	13`0" x 15`11"
4pc Ensuite bath	Upper	8`7" x 6`0"
Bedroom	Upper	8`3" x 12`7"
3pc Bathroom	Basement	4`11" x 9`0"
Game Room	Basement	12`7" x 19`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

2011438

Remarks

Pub Rmks: **Welcome to your dream home in the sought-after family community of Heartland in Cochrane! This practically new duplex is thoughtfully designed for modern family living, showcasing \$70,000 in impressive upgrades both inside and out. Built and designed by Rohit Homes. This home has many wonderful features including a charming east facing porch. You'll love sipping your coffee in the glorious morning sunshine. Step into the open-concept main floor, featuring high-quality laminate flooring and a soothing, neutral palette that enhances the natural light. The spacious, Nordic-inspired kitchen is a chef's delight, with a large island, pantry, stainless steel appliances, and ample counter space for meal prep and entertaining. A convenient powder room on this level includes sound-absorbing panelling for added privacy. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and a 4-piece ensuite bathroom. Two additional bedrooms, a shared 4-piece bathroom, and a cozy nook—ideal as a study or reading corner—complete the upper level, creating a well-thought-out layout for the family. The fully finished basement is a standout feature, complete with an additional bedroom, a 3-piece bathroom, and extra soundproofing throughout for a quiet, versatile space. A stylish barn door reveals expansive storage space, including cold storage, while a charming nook under the stairs is sure to become a favourite hideaway for kids. Outside, the sunny west facing backyard is fully equipped with a massive storage shed, two parking spots, and an elegant patio area perfect for family gatherings. Triple-pane windows throughout enhance energy efficiency. Heartland is a safe and welcoming community with parks and playgrounds to enjoy. With quick access to shopping, the Rocky Mountains, an easy commute to Calgary plus the future K-8 school this turn-key property is ready to welcome your family—schedule a showing today to see why this home is perfect for your next chapter!**

Inclusions: **Alarm System (Telus), Shed.**
Property Listed By: **CIR Realty**

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











117 Heartland St., Cochrane, AB

Main Building Total Exterior Area Above Grade 1516.13 sq ft



*When figures are excluded from site floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.