



THE
A-TEAM

**RE/MAX
FIRST**

128 HEARTLAND Boulevard, Cochrane T4C 2P8

MLS®#: **A2180514** Area: **Heartland** Listing Date: **11/21/24** List Price: **\$499,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$20k, 09-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **2,779 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Level**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,263**
 Low Sqft:
 Ttl Sqft: **1,263**

DOM

30
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 11`1"	Kitchen	Main	10`3" x 12`3"
Dining Room	Main	10`3" x 9`0"	2pc Bathroom	Main	
Bedroom - Primary	Upper	10`9" x 11`2"	3pc Ensuite bath	Upper	
Bedroom	Upper	9`2" x 11`2"	Bedroom	Upper	9`3" x 8`8"
Game Room	Lower	17`10" x 10`9"	Bedroom	Lower	10`0" x 11`7"
3pc Bathroom	Lower		Furnace/Utility Room	Lower	7`6" x 11`6"
4pc Bathroom	Upper				

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

1710614

Remarks

Pub Rmks: **HUGE PRICE DROP, THE BEST VALUE IN COCHRANE!! This FULLY DEVELOPED, well kept duplex comes equipped with extras such as a detached 20x20 garage and AC unit! Freshly cleaned and ready for a quick possession, this 4 bed 3.5 bath home has 1700 sq/ft of developed living space with a spacious backyard and deck. Entering the home you'll love the open concept living area with WEST facing windows in your living room, a dining room that leads to your bright white kitchen with views of the backyard. The kitchen comes equipped with quartz countertops, stainless steal appliances and an overhang for barstools. The main floor is complete with access to your backyard, a mudroom and half bath. Upstairs holds the primary bedroom with west facing windows, a walk in closet and a 3 piece en suite bath. A 4 piece bathroom and laundry space leads you to the 2 secondary bedrooms that complete the upper level. Downstairs has a great rec space/play room, a 3 piece bath and a 4th bedroom. Conveniently located with easy in/out access while being close to shopping, playgrounds and the river, this is a great place to call home in Heartland.**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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











