



THE
A-TEAM

**RE/MAX
FIRST**

28 HERITAGE Drive #59, Cochrane T4C 0J9

MLS®#: **A2182237**

Area: **Heritage Hills**

Listing Date: **12/05/24**

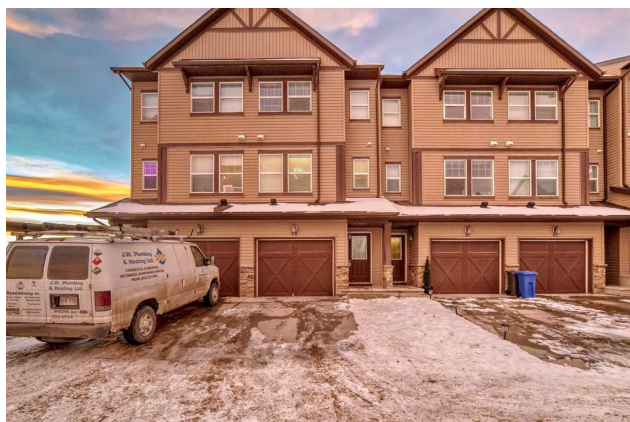
List Price: **\$418,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2008**

Finished Floor Area
Abv Sqft: **1,416**
Low Sqft:
Ttl Sqft: **1,416**

DOM

47
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **1,359 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**
Park Feat: **Additional Parking,Concrete Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`9" x 7`10"
Bedroom	Upper	12`2" x 9`5"
Living Room	Lower	15`2" x 12`11"
4pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	9`9" x 9`1"
Bedroom - Primary	Upper	15`2" x 11`7"
Family Room	Basement	14`6" x 13`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MD

Legal Desc: **0815378**

Remarks

Pub Rmks: **Welcome to this inviting 4 level split townhome in the beautiful Heritahe Hills in Cochrane Very spacious with big windows! It has 2 huge bedrooms with 4pc ensuite on each and a walk-out finished basement that can be converted into a 3rd bedroom, an office, a family room or a playroom for kids. The living room boast an elegant 14-foot vaulted ceiling with large windows allowing for an abundance of natural light. No worries with snow and hail as it offers an attached single car garage and a driveway that allows for parking of two vehicles. It also also includes a balcony with breathtaking mountains view! easy access to parks, playgrounds and the mountains!**

Inclusions: **none**
Property Listed By: **RE/MAX First**

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







