

**200 HEARTLAND Way, Cochrane T4C 0M5**

MLS®#: **A2182326** Area: **Heartland** Listing Date: **12/05/24** List Price: **\$565,000**  
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **3,789 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**  
 Park Feat: **Alley Access,Off Street,Stall**

DOM

**16**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **BBQ gas line,Storage** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 11`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`9" x 13`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 10`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`6" x 5`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 13`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`8" x 4`10"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 7`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 10`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 10`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`1" x 4`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>6`6" x 3`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0913725**

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**\*\* Join us for an Open House on Saturday, December 14th, 2024 from 1:00 - 3:00 pm. \*\* This MODERN and INVITING home boasts exceptional curb appeal, set on a beautifully landscaped, tree-lined street. Meticulously maintained, this home features an open and spacious floor plan with a range of recent upgrades. The large living room, highlighted by a gas fireplace, seamlessly flows into the dining area and kitchen. With rich HARDWOOD flooring, GRANITE countertops, STAINLESS STEEL appliances, and dark wood cabinetry, this expansive space is ideal for entertaining. A well appointed rear entry, mudroom, and powder room provide convenient access to the fully landscaped and fenced backyard, perfect for outdoor activities. The upper level offers a thoughtfully designed layout, including two generous guest bedrooms, a four piece main bathroom, a dedicated laundry room, and a spacious primary bedroom with a walk-in closet and a private three piece ensuite. The unfinished basement presents ample storage space and exciting potential for future development tailored to your needs. Notably the following have been replaced within the last five years; dishwasher, stove, washer, dryer, carpet on stairs and upper level, lighting and freshly painted throughout! Situated within walking distance of two parks, amenities and a quick drive for an escape to the mountains, this home offers the perfect balance of tranquility and convenience. Don't miss out on the opportunity to make this home your own.**

Inclusions:  
Property Listed By:

**Front entrance coat hanger, Shed, Garden boxes, Greenhouse (exterior)  
RE/MAX Real Estate (Mountain View)**

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









