



THE A-TEAM

RE/MAX FIRST

108 HEARTLAND Way, Cochrane T4C 0M4

MLS@#: A2184512 Area: Heartland Listing Date: 12/27/24 List Price: \$645,000
Status: Pending County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Cochrane
Year Built: 2013
Lot Information
Lot Sz Ar: 3,568 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,603
Low Sqft:
Ttl Sqft: 1,603

DOM 26
Layout
Beds: 3 (3)
Baths: 3.5 (3 1)
Style: 2 Storey
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard
Park Feat: Alley Access, Double Garage Detached, Garage Faces Rear, Heated Driveway, Insulated, Oversized

Utilities and Features

Roof: Asphalt
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Lighting
Construction: Vinyl Siding
Flooring: Carpet, Ceramic Tile, Hardwood, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Electric Water Heater, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer
Int Feat: Granite Counters, Kitchen Island, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bathrooms, Bedrooms, Laundry, and Flex Space with their respective levels and dimensions.

**Game Room**

**Basement**

**17`7" x 14`10"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**

**7`7" x 9`6"**

Title:  
**Fee Simple**  
Legal Desc:

**0913725**

Zoning:  
**R-LD**

Remarks

Pub Rmks: **Discover the perfect blend of mountain charm and modern convenience in this inviting 3-bedroom + den, back-laned home. Tucked on a tree-lined street with subtle glimpses of the Rocky Mountains, this property offers the ideal home base for those who crave a peaceful, outdoorsy vibe with easy access to Banff, Calgary and everyday amenities. Homey Living: Three bedrooms plus a versatile den, a pocket office on the main floor, The lower level is finished with a sleek bathroom, den/flex room, large family entertainment room and storage area allowing for plenty of room for work or play. Grand Front Veranda: Relax and unwind in the serene views of the tree-lined street and mountains beyond. Convenience at Your Fingertips: Central vacuum system and a fully finished basement with a chest freezer for extra storage. Detached GAS HEATED Garage: 24'x24' garage, drywalled, painted, equipped with attic storage, a belt-driven Wi-Fi garage opener, and a soffit plug. (60 Amp Service in the Garage) Low-Maintenance Fenced Backyard: Filled with summer herbs and perennials, paved sidewalks leading to the alley, and a dedicated dog run. Easy routes to Calgary, the airport, Highway 1A, and destinations like Canmore, Banff, and Waiparous via Horse Creek Road. Nearby Amenities: Restaurants, a gym, veggie market, gas station, and Tim Hortons all within a 2-minute drive. This home offers incredible access to the mountains; while keeping you grounded in your day-to-day life. With deer often wandering by and views in every season, it's your perfect escape just outside the city. Home has been Virtually Staged**

Inclusions: **Chest Freezer in basement - Central Vac**  
Property Listed By: **TREC The Real Estate Company**

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













