



THE
A-TEAM

**RE/MAX
FIRST**

134 HERITAGE View, Cochrane T4C0G5

MLS®#: **A2189339** Area: **Heritage Hills** Listing **01/22/25** List Price: **\$749,999**
 Status: **Active** County: **Rocky View County** Change: **-\$20k, 08-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2016** Abv Sqft: **2,125**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,639 sqft** Ttl Sqft: **2,125**
 Lot Shape:

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Gazebo**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Stove,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,Double Vanity,Kitchen Island,Laminate Counters,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 12`6"
Dining Room	Main	11`1" x 9`3"
Pantry	Main	5`3" x 5`1"
Family Room	Basement	24`3" x 14`9"
Den	Basement	6`2" x 3`8"
Bonus Room	Second	16`0" x 15`5"
Walk-In Closet	Second	10`10" x 7`11"

Room	Level	Dimensions
Kitchen	Main	13`4" x 11`1"
Mud Room	Main	11`1" x 7`8"
2pc Bathroom	Main	5`3" x 4`11"
Flex Space	Basement	13`4" x 8`9"
3pc Bathroom	Basement	10`4" x 4`10"
Bedroom - Primary	Second	13`11" x 13`8"
5pc Ensuite bath	Second	10`10" x 8`7"

Bedroom	Second	10`11" x 9`4"	Bedroom	Second	10`11" x 9`3"
Laundry	Second	10`6" x 5`6"	4pc Bathroom	Second	9`7" x 5`7"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **1312846**

Zoning: **R2**

Remarks

Pub Rmks: **Nestled in the desirable community of Heritage Hills, this fully finished home combines modern updates with timeless elegance. As you step inside, you're greeted by a spacious entryway with soaring 9-foot ceilings, abundant natural light, and hardwood floors. The chef-inspired kitchen features white cabinetry, a large center island, ample storage and counter space, brand-new stainless-steel appliances, and a walk-through pantry for added convenience. The dining room, ideal for family gatherings, opens to the fully landscaped backyard for seamless indoor-outdoor living. The living room exudes warmth and charm, offering a generous space for entertaining with a stone fireplace as its centerpiece. A tucked-away 2-piece bathroom provides both privacy and practicality. Luxury vinyl flooring on the second level and stairs. A central bonus room serves as a versatile retreat, separating the primary suite from the two additional generously sized bedrooms. The primary suite is a haven of relaxation, featuring a spa-inspired 5-piece ensuite with a deep soaker tub, glass shower, heated floors, and an expansive walk-in closet. A functional laundry room with a built-in sink completes this level. The fully finished basement extends the living space, offering a flexible family room, games area, or potential bedroom. Custom built-ins and a cleverly concealed Murphy bed maximize functionality. The beautifully landscaped backyard is fully fenced and features a charming gazebo sitting area, perfect for relaxing or entertaining outdoors. Plus, enjoy comfort inside year-round with air conditioning for those hot summer days. This home has been thoughtfully updated and impeccably maintained—don't miss your opportunity to make it yours!**

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

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











