

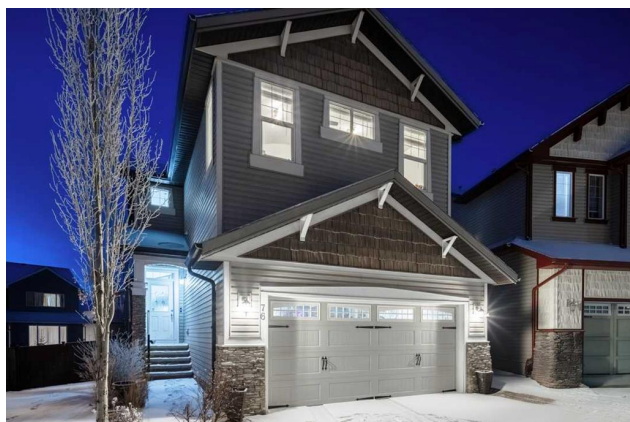


THE
A-TEAM

**RE/MAX
FIRST**

76 HERITAGE Hill, Cochrane T4C 0L4

MLS®#: **A2191564** Area: **Heritage Hills** Listing Date: **02/03/25** List Price: **\$699,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **5,351 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Garden,Landscaped,Lawn,Treed,Views**
 Park Feat: **Double Garage Attached,Front Drive**

Finished Floor Area
 Abv Sqft: **1,862**
 Low Sqft:
 Ttl Sqft: **1,862**

DOM

19
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Garden**

Construction: **Brick,Cedar,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 14`11"	Kitchen	Main	14`11" x 10`1"
Dining Room	Main	13`0" x 9`1"	2pc Bathroom	Main	5`2" x 5`0"
Bonus Room	Upper	18`0" x 12`0"	Bedroom - Primary	Upper	13`3" x 13`0"
Walk-In Closet	Upper	9`8" x 4`11"	5pc Ensuite bath	Upper	9`9" x 8`3"
Bedroom	Upper	10`6" x 9`5"	Bedroom	Upper	10`7" x 9`4"
4pc Bathroom	Upper	9`8" x 4`11"	Office	Lower	12`1" x 9`5"
Bedroom	Lower	12`4" x 9`1"	Hobby Room	Lower	14`4" x 12`3"

3pc Bathroom

Lower

7' 8" x 4' 11"

Furnace/Utility Room
Legal/Tax/Financial

Lower

14' 4" x 6' 11"

Title:
Fee Simple
Legal Desc:

0810948

Zoning:
R-LD

Remarks

Pub Rmks: ****OPEN HOUSE - Sat Feb 22 (11am-1pm)**Nestled in the scenic community of Heritage Hills, this 4 bedroom, 3.5 bathroom home is a perfect fusion of comfort and practicality. Boasting over 2,500 sq. ft. of well-appointed living space, a fully finished basement, and a thoughtfully designed backyard with gas BBQ hookup, this home is ideal for those who appreciate both indoor refinement and outdoor tranquility. The main floor welcomes you with soaring 9' ceilings and an abundance of natural light that enhances the home's airy ambiance. The spacious living area invites relaxation, while the dining space seamlessly connects to the backyard, making entertaining effortless. The kitchen is a showpiece, featuring sleek granite countertops, high-end stainless steel appliances, a pantry, and an oversized island with seating, perfect for casual gatherings. Custom cabinetry with soft-close functionality provides ample storage while adding a touch of sophistication. Ascending to the upper level, a versatile bonus room offers endless possibilities—a cozy lounge, a playroom, or a stylish home office. The primary suite is a private sanctuary, complete with a walk-in closet and a luxurious ensuite showcasing a deep soaking tub, dual vanities with updated lighting, and a glass-enclosed shower. Two additional well-sized bedrooms, a full bathroom, and a convenient upstairs laundry room enhance the home's practical appeal. The finished basement extends the home's livability, offering a comfortable guest retreat with a fourth bedroom, a full bathroom, and a cozy recreation space, ideal for movie nights or a fitness area. Step outside to an expansive, sun-drenched SW-facing backyard, designed for both relaxation and recreation. The huge newly painted deck with privacy wall and raised patio, provides the perfect setting for dining, while the dedicated dog run ensures a secure space for pets. A lush garden area allows you to cultivate your favorite flowers, raspberries or fresh produce, creating a backyard retreat that feels both functional and serene. Enjoy a double attached garage with loads of storage, shelving and a built-in workbench. Situated in a peaceful street with quick access to parks, walking trails, and Cochrane's many amenities, this home is a rare gem. With its well-crafted design, intelligent layout, and inviting outdoor spaces this home is a true standout.**

Inclusions:
Property Listed By: **Garage Shelving, Workbench
eXp Realty**

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



