



THE
A-TEAM

**RE/MAX
FIRST**

121 HERITAGE Hill, Cochrane T4C 0L3

MLS®#: **A2194023**

Area: **Heritage Hills**

Listing Date: **02/11/25**

List Price: **\$979,999**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2012**
Lot Information
Lot Sz Ar: **4,904 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,709**
Low Sqft:
Ttl Sqft: **2,709**

DOM

11
Layout
Beds: **7 (5 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Landscaped,Lawn,Level,Many Trees,No Neighbours Behind,Private,Secluded,Treed,Underground Sprinklers,Yard Lights
Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Entrance,Private Yard**

Construction: **Cedar,Vinyl Siding**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Washer**
Int Feat: **Closet Organizers,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	14`11" x 5`6"	Eat in Kitchen	Main	14`11" x 13`10"
Living Room	Main	14`1" x 15`3"	Office	Main	9`10" x 7`9"
Dining Room	Main	11`11" x 11`4"	Laundry	Main	9`10" x 11`0"
2pc Bathroom	Main	4`10" x 4`11"	Bedroom - Primary	Upper	15`2" x 16`5"
Walk-In Closet	Upper	6`8" x 9`8"	5pc Ensuite bath	Upper	13`5" x 14`6"
Bedroom	Upper	10`11" x 9`4"	Bedroom	Upper	11`4" x 12`6"
Bedroom	Upper	9`10" x 10`11"	5pc Bathroom	Upper	6`3" x 10`6"

Bedroom	Upper	9`10" x 13`8"	Family Room	Upper	10`9" x 13`9"
Game Room	Suite	14`5" x 19`2"	Bedroom	Suite	13`1" x 10`2"
Kitchen	Suite	14`3" x 13`1"	4pc Bathroom	Suite	5`1" x 8`0"
Furnace/Utility Room	Suite	14`6" x 11`0"	Bedroom	Suite	13`0" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1112093**

Zoning:
R-LD

Remarks

Pub Rmks: **Nestled in a family-friendly town, this stunning 2700sq ft two-story offers a perfect blend of elegance, charm, and functionality. From the moment you arrive, you are greeted with custom touches mirroring the character that awaits inside. The spacious entryway featuring double closets flows into the formal dining room effortlessly. Adjoining to the formal dining is a bright and open kitchen, an impressive wall of pantry cabinets, gorgeous backsplash, and stainless-steel appliances. A large kitchen peninsula with additional seating provides a perfect spot to gather, prep meals, and gaze over the spacious living area. The main floor is bathed in sunlight pouring through a wall of windows, offering breathtaking views of the park just beyond. The dining room opens to a spacious deck with glass viewing panels and gas BBQ hookup. Backing onto parkland, biking and walking trails, this home is also ideally located right next to a bus stop for all school ages, making this home perfect for families of all ages and lifestyles. The custom spiral staircase down to the backyard allows for easy access to enjoy your inviting firepit and custom storage shed. The cozy main floor, highlighted by a beautiful gas fireplace, flows seamlessly from the kitchen and dining space. Every inch of this home exudes sophistication, from the elegant finishes to the thoughtful details throughout. A main-floor office with glass French doors offers a quiet retreat, while a half bath, main-floor laundry/mudroom, and easy access to the garage add practicality. The double garage creates additional parking and significant storage with a large walk-up mezzanine and room for two vehicles. Upstairs, four massive bedrooms, including a master retreat that truly feels like a sanctuary. This serene space is complemented by a luxurious ensuite with a massive soaker tub, glass walk in shower, large walk-in closet, and an attached, insulated office or potential nursery. A bonus room on this level offers endless possibilities, whether used as a playroom, entertaining space, or a cozy gathering spot for the whole family. The lowest level offers an additional 1100+ sq ft and provides exceptional value with a beautifully designed in-law suite. Two generously sized bedrooms, full bath, and a custom kitchen that overlooks a spacious living area. This suite is ideal for multigenerational living, guests, or even possibly an Airbnb or rental for additional income. Walk directly out of the suite to the meticulously landscaped backyard, with easy access around the side walkway. Motion-sensing lighting ensures safety as you make your way to the suite's private entry. This home has many upgrades throughout including air-conditioning, two gas furnaces, an oversized 75 gallon hot water tank, built in sound speakers, underground sprinklers, central vac, and much more! This home is a rare find, offering not only luxury and style but also versatility and thoughtful design. Don't miss the opportunity to make this dream home yours**

Inclusions: **fridge(2), stove(2), dishwasher(2), washer(2), dryer(2), shed, OTR microwave, blinds**
 Property Listed By: **eXp Realty of Canada**

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











