



THE
A-TEAM

**RE/MAX
FIRST**

28 HERITAGE Drive #65, Cochrane T4C 0K1

MLS® #: **A2196840** Area: **Heritage Hills** Listing Date: **02/24/25** List Price: **\$418,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **1,359 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,455**
 Low Sqft:
 Ttl Sqft: **1,455**

DOM
0
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Floor Furnace** Flooring: **Carpet, Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Laminate Counters, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$350** Title: **Fee Simple** Zoning: **R-MD**
 Fee Freq: **Monthly**

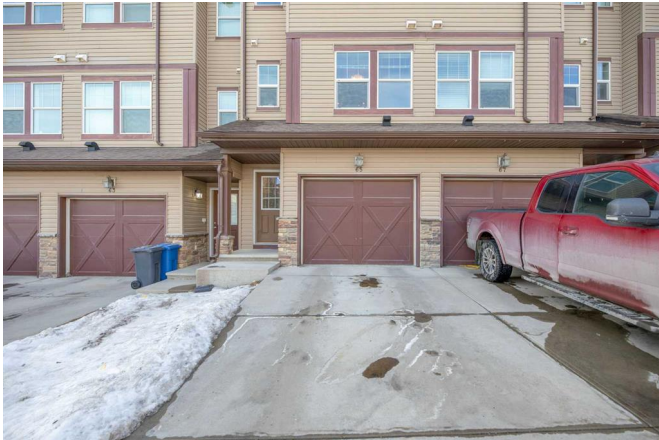
Legal Desc: **0815378**

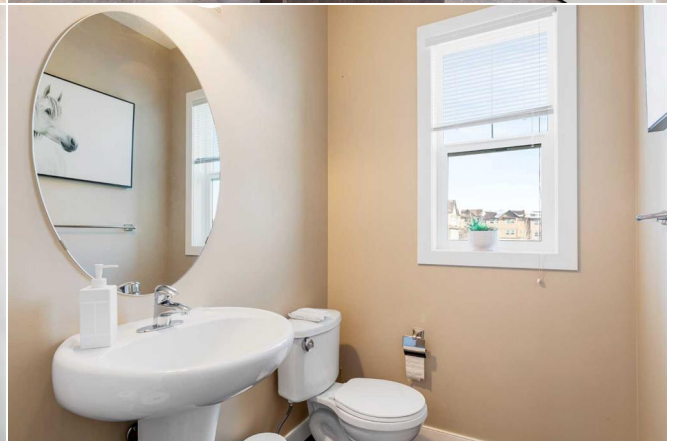
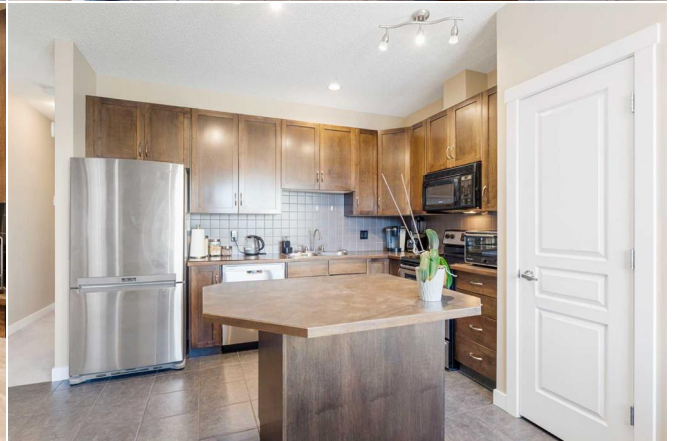
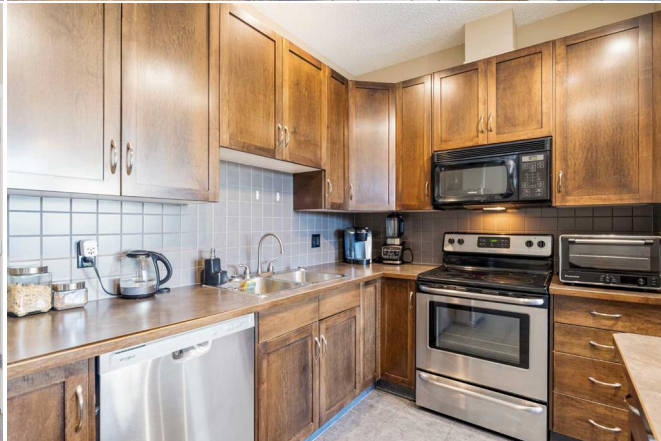
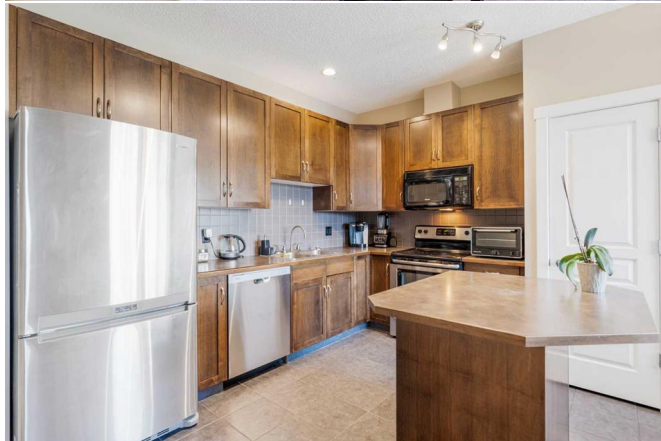
Remarks

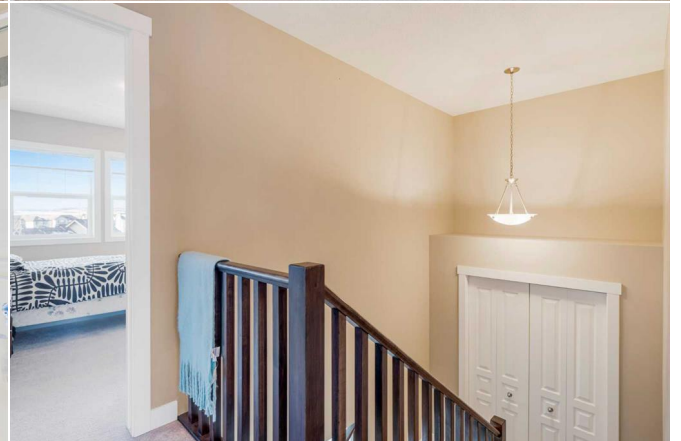
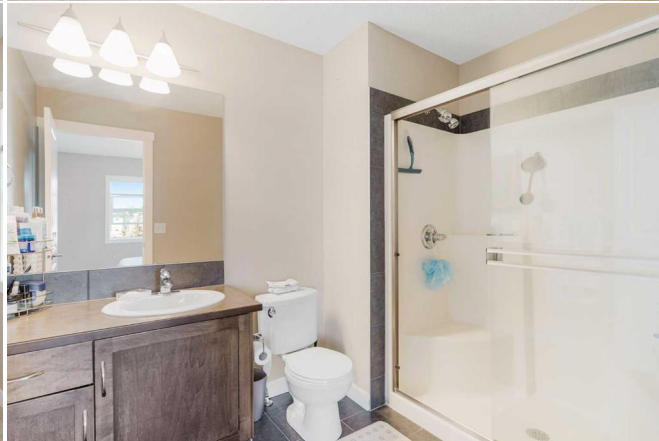
Pub Rmks: **This Heritage Hills home offers a perfect blend of comfort and functionality, starting with a convenient single attached garage and welcoming foyer on the entry level. The first floor showcases a spacious great room with high ceilings and oversized windows that flood the space with natural light, creating a bright and open atmosphere. With its west-facing orientation, the great room opens up to a balcony that offers breathtaking views of the Rocky Mountains - a perfect spot for relaxation or entertaining. On the second level, you'll find a well-appointed kitchen, dining area, and a handy 2-piece bath for guests. The layout is ideal for both everyday living and hosting gatherings. The upper level is dedicated to privacy, featuring two generous bedrooms, each with its own ensuite bathroom, providing a personal retreat for each resident. The walkout basement offers a spacious rec room, perfect for unwinding or family activities, and comes equipped with a stacked washer and dryer for added convenience. This beautiful home is located in the family-friendly community of Heritage Hills with easy access to Highway 1A, local businesses, and future Horse Creek Sports Park. Book your viewing today, and discover why LIVING in Cochrane is LOVING where you LIVE**

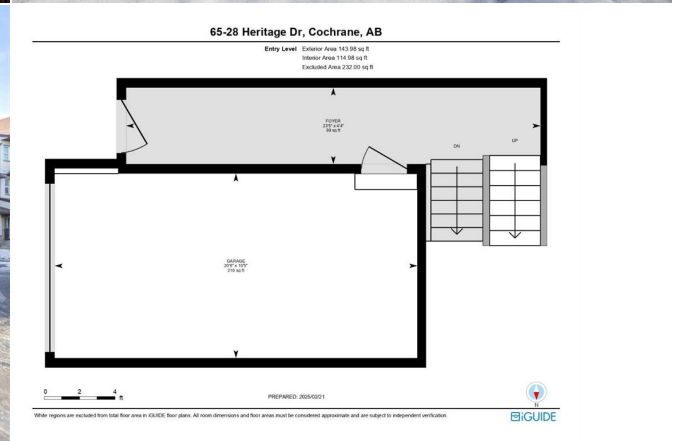
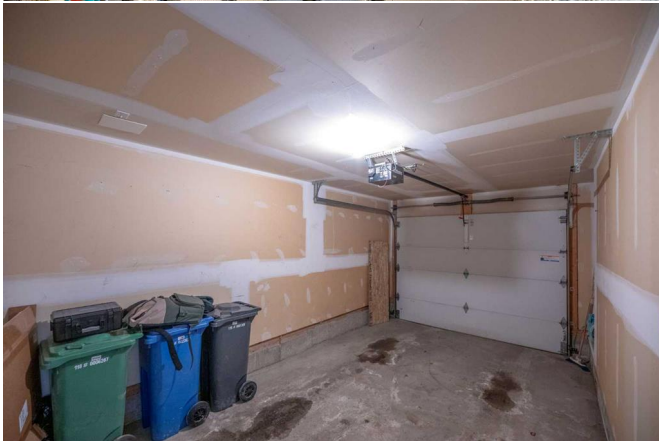
Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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



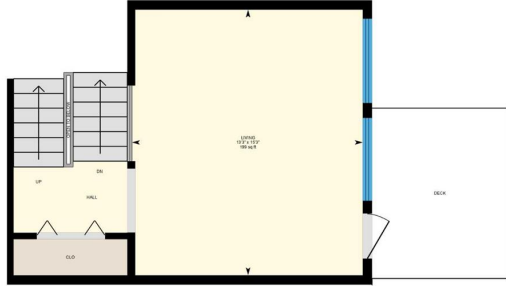






65-28 Heritage Dr, Cochrane, AB

Main Level Exterior Area 309.31 sq ft
Interior Area 279.03 sq ft
Excluded Area 1.11 sq ft



PREPARED: 2025/02/21



White regions are excluded from total floor area in GULIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

65-28 Heritage Dr, Cochrane, AB

1st Level Exterior Area 273.39 sq ft
Interior Area 307.25 sq ft
Excluded Area 1.92 sq ft



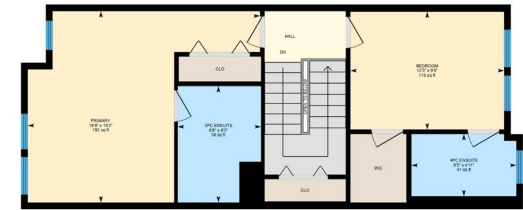
PREPARED: 2025/02/21



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65-28 Heritage Dr, Cochrane, AB

2nd Level Exterior Area 629.06 sq ft
Interior Area 501.11 sq ft
Excluded Area 2.92 sq ft



PREPARED: 2025/02/21



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65-28 Heritage Dr, Cochrane, AB

Walkout Basement (Below Grade) Exterior Area 360.71 sq ft
Interior Area 136.87 sq ft



PREPARED: 2025/02/21



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