



THE
A-TEAM

**RE/MAX
FIRST**

187 HERITAGE Heights, Cochrane T4C2J8

MLS®#: **A2197050** Area: **Heritage Hills** Listing Date: **02/23/25** List Price: **\$579,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2019**
 Lot Information
 Lot Sz Ar: **2,646 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Driveway, Garage Faces Front, Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,569**
 Low Sqft:
 Ttl Sqft: **1,569**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Storage**
 Construction: **Brick, Vinyl Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`11" x 11`5"	Kitchen	Main	14`2" x 8`2"
Dining Room	Main	10`10" x 10`2"	Pantry	Main	5`2" x 3`7"
Foyer	Main	6`6" x 3`10"	2pc Bathroom	Main	5`2" x 4`8"
Covered Porch	Main	6`4" x 6`0"	Other	Main	6`8" x 6`8"
Family Room	Upper	13`4" x 10`2"	Bedroom - Primary	Upper	12`8" x 10`11"
3pc Ensuite bath	Upper	10`7" x 5`10"	Bedroom	Upper	9`10" x 9`2"
Bedroom	Upper	9`6" x 9`1"	Laundry	Upper	6`0" x 5`3"

**4pc Bathroom
Flex Space
Furnace/Utility Room**

**Upper
Basement
Basement**

**8`5" x 4`10"
17`9" x 7`11"
18`0" x 6`10"**

**Game Room
4pc Bathroom**

**Basement
Basement**

**14`5" x 12`2"
7`9" x 5`0"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1711982

Zoning:
R-MX

Remarks

Pub Rmks:

Discover the charm of Heritage Hills in Cochrane with this inviting semi-detached home, crafted with quality by Stepper Homes. Set within a welcoming community, this neighbourhood boasts scenic walking and biking paths, local playgrounds, and convenient proximity to shopping, making it perfect for families and outdoor enthusiasts alike. This stylish two-story, side-by-side duplex combines modern elegance with functional design, offering over 2,096 square feet of living space featuring 9 ft ceilings on the main floor. Built with Stepper Homes' signature attention to detail, the heart of the home is the thoughtfully laid-out kitchen, featuring a generous island, gas stove, and recessed lighting that creates a warm, inviting atmosphere. Ample storage and a dedicated pantry add convenience for any culinary endeavour, while the adjoining dining area is perfect for family gatherings. Upstairs, three spacious bedrooms await, including a serene primary suite with a walk-in closet and a private three-piece ensuite, offering a peaceful retreat. Two additional bedrooms share a well-appointed bathroom, with laundry facilities conveniently located on this floor. The finished basement expands your living space with a versatile game room, a flex space ideal for a home office or gym, and an additional full bathroom, ensuring comfort and convenience for guests. Step outside to enjoy a fenced backyard, where you can relax on your private deck or enjoy easy access to outdoor storage. This home also includes an attached single-car garage and additional driveway parking. Ready to experience life in Heritage Hills? Schedule a viewing today and see why this home is a perfect fit for your lifestyle!

Inclusions:
Property Listed By:

**None
Coldwell Banker Mountain Central**

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











