



**GRASSROOTS**  
REALTY GROUP

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## 47 Heritage Heath Cochrane, Alberta

**MLS # A2233762**



**\$788,800**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,505 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	-
<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** None

Welcome to the beautifully Designed Home for modern family living, this home features a spacious dining area that comfortably seats 12 or more&mdash;perfect for gatherings large and small. The thoughtfully designed kitchen encourages shared meal preparation, making every moment in the heart of the home a joy. The versatile main-floor den can be transformed into a dedicated homework space or a welcoming guest room. Upstairs, two generously sized bedrooms provide a quiet retreat for kids to focus on schoolwork, while the expansive primary suite offers a private sanctuary&mdash;because taking care of yourself is just as important as taking care of others. This home is packed with impressive features, including sleek horizontal ALUMINUM RAILINGS WITH CLEAR GLASS, an elegant ELECTRIC FIREPLACE to center your living space, soaring 9FT FOUNDATIONS, and a coveted location backing onto the ENVIRONMENTAL RESERVE. All Cantiro Homes come equipped with TANKLESS WATER HEATER, TRIPLE PANE WINDOWS & SMART HOME FEATURES including smart thermostat, smart home security including door bell camera, keyless door lock and overhead garage door opener with wifi connection. There's still time to make this home uniquely yours! CHOOSE FROM A SELECTION of designer-curated interior color collections to match your style and vision. West Hawk community is thoughtfully designed around 27 acres of sloping Environmental Reserve, preserving native wildlife habitats and offering scenic viewpoints, rest areas, and a series of walking trails and ravine crossings. These features are integrated into Bike Cochrane's exclusive bike network, providing residents with easy access to nature. Phases 2 and 3 will further enhance the community with additional amenities, including an off-leash dog park and a

playground, both expected to be completed by early fall 2025. To maintain the natural beauty of the area, West Hawk is strategically planned, with over 50% of homes backing onto amenities such as the Environmental Reserve Ridge homes, the future dog park located in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. The community will also feature a future K-9 School site, adding to the family-friendly atmosphere and enhancing the overall quality of life for residents. \*PHOTOS ARE FROM THE SHOWHOME MAY NOT REFLECT THE INTERIOR SELECTIONS. The area was determined by applying RMS to the blueprints provided