



**GRASSROOTS**  
REALTY GROUP

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**50 Heritage Heath  
Cochrane, Alberta**

**MLS # A2233806**

**\$739,800**



<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,111 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		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

\*\*\*Cantiro Showhomes open Saturday & Sunday noon to 5pm\*\*\* Welcome to the Entertain Play 22, expertly designed by the award-winning Cantiro Homes. This stunning home is crafted for those who love to entertain, featuring an expansive main level that seamlessly blends style and function. A spacious dining area and inviting living room with ELECTRIC FIREPLACE, provide the perfect setting for both formal and casual gatherings. The beautifully designed kitchen, complete with a large island, keeps you at the heart of the action. A breathtaking OPEN-TO-BELOW DESIGN above the piano area enhancing the vibrant atmosphere. Upstairs, you'll find two versatile secondary bedrooms, perfect for children's rooms, guest suites, or a stylish home office. The luxurious primary suite is a true retreat, including a 5-piece ensuite with STAND ALONE SOAKER TUB, 10M CUSTOM TILE AND GLASS SHOWER and OVERSIZED WALK-IN CLOSET. All Cantiro Homes come equipped with 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. TRIPLE PANE WINDOWS AND TANKLESS WATER HEATER adds to the home efficiency and comfort.

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. ONLY 16 MINUTES TO GHOST LAKE \*All photos are taken from showhome and don't reflect exact finishing - buyers can still personalize the house and select interior finishing.