



GRASSROOTS
REALTY GROUP

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**27 Heritage Heath
Cochrane, Alberta**

MLS # A2240105



\$549,800

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,328 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Smart Home, Walk-In Closet(s)		

Inclusions: None

Introducing the Metro Duplex 18—a versatile and stylish home located in the scenic hilltop community of West Hawk in Cochrane. This thoughtfully designed residence is ideal for a variety of homeowners, whether you're a first-time buyer, investor, or someone looking to right-size. With a focus on modern living, it offers a seamless blend of comfort, function, and contemporary style. The open-concept main floor enhances the sense of space and showcases VINYL FLOORING THROUGHOUT THE HOME. A BRIGHT KITCHEN ISLAND anchors the main living area and connects effortlessly to the dining and living spaces, creating an inviting atmosphere for both daily living and entertaining. Upstairs, the intelligent layout makes the most of every square foot. The PRIMARY SUITE provides a peaceful retreat, while TWO ADDITIONAL BEDROOMS offer flexible space for a growing family, guests, or home office setups. A convenient UPPER-FLOOR LAUNDRY room adds extra ease to daily routines. Additional highlights include an ATTACHED SINGLE-CAR GARAGE, FULL LANDSCAPING, and a REAR DECK THAT BACKS ONTO A SCENIC WALKING TRAIL—perfect for enjoying the outdoors right from your backyard. The home also features a PRIVATE SIDE ENTRY OPTION and elegant IRON SPINDLE RAILINGS that add a refined architectural touch. Every Cantiro Home comes complete with a TANKLESS WATER HEATER, TRIPLE PANE WINDOWS, and a suite of SMART HOME FEATURES, including a SMART THERMOSTAT, DOORBELL CAMERA, KEYLESS DOOR LOCK, and a WIFI-CONNECTED GARAGE DOOR OPENER. Buyers still have time to personalize this home by CHOOSING FROM A RANGE OF DESIGNER-CURATED INTERIOR COLOR COLLECTIONS that reflect individual style and preferences. West Hawk is a thoughtfully

master-planned community centered around 27 ACRES OF PRESERVED ENVIRONMENTAL RESERVE. This area is designed to protect native wildlife habitats while offering residents scenic viewpoints, rest areas, and a network of WALKING TRAILS AND RAVINE CROSSINGS. These outdoor amenities are seamlessly integrated into Bike Cochrane's exclusive trail network, making it easy to explore nature by foot or by bike. Future community enhancements in Phases 2 and 3 include an OFF-LEASH DOG PARK and a PLAYGROUND, BOTH EXPECTED TO BE COMPLETED BY EARLY FALL 2025. Over 50% of homes in West Hawk back onto key features like the Environmental Reserve Ridge, the upcoming dog park in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. A FUTURE K–9 SCHOOL SITE is also planned, reinforcing the community's family-friendly appeal and long-term livability. Just moments away from GHOST LAKE, this home offers the perfect balance of nature and convenience. Please note: Photos shown are of the showhome and may not reflect selected interior finishes. Area size is based on RMS calculations from builder blueprints. Designed with future potential in mind, groundworks and rough-ins have been completed to accommodate a future legal development.