



**GRASSROOTS**  
REALTY GROUP

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## 3 Heritage Link Cochrane, Alberta

**MLS # A2248829**



**\$719,145**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,234 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, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in the new community of West Hawk, This home is steps away from future parks with stunning mountain and nature views. West Hawk is a peaceful, nature-surrounded Community. The Kiera model by Bedrock Homes invites you into a charming foyer area leading to a flex room, half bathroom, and mudroom that is right off the double car garage. An L-shaped kitchen at the rear of the home overlooks the spacious great room, dining area, perfect for hosting your family and friends. As you reach the second floor, you'll discover a cat walk leading over the great room towards the bonus room with a very large open to below space viewing the lower great room, the stunning focal point to this beautiful floorplan. The upstairs also features two secondary bedrooms, a full bathroom, laundry space and large primary bedroom with ensuite and walk-in closet. Photos are of a previously staged show home, the colors may not match, photos are representative.