



GRASSROOTS
REALTY GROUP

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16 Heritage Link Cochrane, Alberta

MLS # A2253351



\$698,145

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

This home boasts breathtaking unbeatable views from the rear of the home in your kitchen, dining room and primary bedroom! Located in the community of West Hawk where the peacefulness of nature meets convince of city proximity. The Kiera Model has a beautiful open concept floorplan with a large, central open to above. This home also has a bedroom and full bathroom on the main floor, perfect for hosting or extra space! The open concept kitchen, dining room and main floor living room is perfect for hosting. This floorplan also features a beautiful bridge leading to your private primary bedroom. Also on the upper floor, there is a central bonus room, two spacious secondary bedrooms, a secondary bathroom, and laundry room. The unfinished basement with a bathroom rough-in and a rear-entry door leaves a world of possibilities just for the future owner. *Photos are representative and of a previous show home*