



**GRASSROOTS**  
REALTY GROUP

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## 31 Heritage Heath Cochrane, Alberta

**MLS # A2262932**



**\$535,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Open House Sunday January 18th 1pm to 3pm, Visit the Showhome for Access\*\*\*** Introducing the Metro Duplex 20, a thoughtfully designed home located in the scenic hilltop community of West Hawk in Cochrane. This versatile duplex is an excellent choice for FIRST-TIME BUYERS, INVESTORS, or anyone looking to RIGHT-SIZE, offering a seamless blend of modern comfort and functional design. The open-concept main floor features a SPACIOUS ISLAND KITCHEN that flows effortlessly into the dining and living areas, creating a bright and inviting environment ideal for both everyday living and entertaining. An ELECTRIC FIREPLACE provides a cozy focal point, while VINYL FLOORING enhances the contemporary feel throughout the space. Upstairs, the intelligently planned layout includes a COMFORTABLE PRIMARY BEDROOM, TWO FLEXIBLE SECONDARY BEDROOMS, and a BONUS ROOM, offering ample space for families, guests, or home offices. An UPPER-FLOOR LAUNDRY adds convenience, while IRON SPINDLE RAILINGS lend a touch of elegance to the interior. This home also includes an ATTACHED TWO-CAR GARAGE and BACKING DIRECTLY ONTO A WALKING TRAIL that connects residents to the surrounding natural beauty. A SECONDARY BASEMENT ENTRANCE provides flexibility for future development or private access. All Cantiro Homes come equipped with SMART HOME FEATURES, including a SMART THERMOSTAT, SMART SECURITY SYSTEM WITH DOORBELL CAMERA, KEYLESS ENTRY, and a WIFI-ENABLED GARAGE DOOR OPENER. West Hawk is a master-planned community set across 110 ACRES OF ELEVATED TERRAIN, offering an AMENITY-RICH LIFESTYLE in a breathtaking natural setting. Rising nearly 70 metres above Highway 1A, the community provides STUNNING

PANORAMIC VIEWS OF THE ROCKY MOUNTAINS and is just minutes from GHOST LAKE, the rolling Foothills, and the heart of Cochrane. Designed to embrace its surroundings, West Hawk offers a tranquil, elevated lifestyle while remaining connected to essential conveniences. Future K&ndash;9 SCHOOLS will provide families with access to education within walking distance, enhancing the long-term livability of this dynamic community. Whether you&rsquo;re enjoying the mountain views or relaxing in the peace of nature, life in West Hawk combines elevated living with a truly special setting. Contact the showhome today for more information!