



GRASSROOTS
REALTY GROUP

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50 Heritage Heath Cochrane, Alberta

MLS # A2262939



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,111 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

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

****Open House Sunday January 18th from 1pm to 3pm, Visit the Showhome for Access***** Welcome to the Entertain Play 22, expertly designed by the award-winning Cantiro Homes. This stunning home is created for those who love to host and connect, offering an expansive main level that seamlessly combines style and functionality. The spacious dining area and inviting living room with an ELECTRIC FIREPLACE create the perfect atmosphere for both formal gatherings and relaxed evenings. The beautifully designed kitchen, complete with a LARGE ISLAND, keeps you at the center of every occasion. A breathtaking OPEN-TO-BELOW DESIGN above the piano area enhances the home's bright and vibrant ambiance. Upstairs, you'll find two versatile secondary bedrooms that can easily serve as children's rooms, guest suites, or stylish home offices. The luxurious primary suite is a true retreat, featuring a 5-PIECE ENSUITE with a STAND-ALONE SOAKER TUB, a 10MM CUSTOM TILE AND GLASS SHOWER, and an OVERSIZED WALK-IN CLOSET. Every Cantiro Home includes SMART HOME FEATURES, such as a smart thermostat, smart home security system with doorbell camera, keyless door lock, and an overhead garage door opener with Wi-Fi connectivity. The West Hawk community is thoughtfully designed around 27 acres of sloping Environmental Reserve, preserving native wildlife habitats while offering scenic viewpoints, rest areas, and a network of walking trails and ravine crossings. These features connect directly to Bike Cochrane's exclusive bike network, giving residents easy access to nature. Future phases of the community will include even more amenities, such as an off-leash dog park and a playground, both expected to be completed by early fall 2025. Over 50% of the

homes are strategically positioned to back onto these natural and community amenities, including the Environmental Reserve Ridge, the future dog park in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. The community will also feature a future K-9 school site, further enhancing the family-friendly atmosphere and overall quality of life. Located ONLY 16 MINUTES FROM GHOST LAKE, this home combines modern luxury with natural beauty. Don't miss your chance to view