



**GRASSROOTS**  
REALTY GROUP

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**47 Heritage Heath  
Cochrane, Alberta**

**MLS # A2262943**



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,505 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		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** None

\*\*\*OPEN HOUSE Saturday from 1pm to 3pm, Visit the Showhome for Access\*\*\* Welcome to this Beautifully Designed Home created for modern family living. The spacious dining area comfortably seats 12 OR MORE PEOPLE, providing the perfect setting for both intimate dinners and large family gatherings. The thoughtfully designed kitchen invites shared meal preparation, turning everyday cooking into an enjoyable experience at the heart of the home. A versatile MAIN-FLOOR DEN offers flexibility and can be easily transformed into a dedicated homework area or a welcoming guest room. Upstairs, two generously sized bedrooms provide quiet retreats ideal for study or relaxation. The expansive PRIMARY BEDROOM serves as a private sanctuary, offering a peaceful escape where self-care takes center stage. This home is filled with impressive details, including sleek HORIZONTAL ALUMINUM RAILINGS WITH CLEAR GLASS, an elegant ELECTRIC FIREPLACE that anchors the living space, SOARING 9FT FOUNDATIONS, and a desirable location BACKING ONTO THE ENVIRONMENTAL RESERVE. Every Cantiro Home is equipped with modern comfort and efficiency in mind, featuring a TANKLESS WATER HEATER, TRIPLE PANE WINDOWS, and SMART HOME FEATURES such as a SMART THERMOSTAT, DOORBELL CAMERA, KEYLESS DOOR LOCK, and WIFI-CONNECTED GARAGE DOOR OPENER. The West Hawk community is thoughtfully designed around 27 ACRES OF SLOPING ENVIRONMENTAL RESERVE, preserving native wildlife habitats while offering residents scenic viewpoints, rest areas, and a network of WALKING TRAILS AND RAVINE CROSSINGS. These natural features are integrated into Bike Cochrane's exclusive bike network, providing residents with seamless access to the outdoors. 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 the homes in West Hawk are strategically positioned to back onto key amenities such as the Environmental Reserve Ridge, the future dog park in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. A FUTURE K&ndash;9 SCHOOL SITE will further enhance the family-friendly atmosphere and contribute to the exceptional quality of life for residents. Don't miss your chance to view this beauty today!