



**GRASSROOTS**  
REALTY GROUP

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## 27 Heritage Heath Cochrane, Alberta

**MLS # A2262971**



**\$479,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<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>	Kitchen Island, No Animal Home, No Smoking Home, Smart Home, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE Saturday from 1pm to 3pm, Visit the Show home for access\*\*\* Introducing the Metro Duplex 18, a versatile and stylish home located in the scenic hilltop community of West Hawk in Cochrane. Thoughtfully designed for a variety of homeowners, this residence is perfect for first-time buyers, investors, or those looking to right-size without compromise. The open-concept main floor creates a spacious and welcoming environment, highlighted by VINYL FLOORING THROUGHOUT THE HOME. A BRIGHT KITCHEN ISLAND anchors the heart of the main living area, connecting seamlessly to the dining and living spaces to provide the ideal setting for both everyday living and entertaining. Upstairs, the well-planned layout maximizes every inch of space. The PRIMARY SUITE offers a peaceful and private retreat, while TWO ADDITIONAL BEDROOMS provide flexible options for children, guests, or a home office. A conveniently located UPPER-FLOOR LAUNDRY room adds extra ease to daily routines. Additional highlights include an ATTACHED SINGLE-CAR GARAGE and a REAR DECK THAT BACKS ONTO A SCENIC WALKING TRAIL, allowing you to enjoy the outdoors right from your backyard. The home also offers a PRIVATE SIDE ENTRY OPTION and elegant IRON SPINDLE RAILINGS that add a refined architectural touch. Every Cantiro Home comes equipped with modern comfort and efficiency in mind, including a TANKLESS WATER HEATER, TRIPLE PANE WINDOWS, and a suite of SMART HOME FEATURES such as a SMART THERMOSTAT, DOORBELL CAMERA, KEYLESS DOOR LOCK, and WIFI-CONNECTED GARAGE DOOR OPENER. The West Hawk community is master-planned around 27 ACRES OF PRESERVED ENVIRONMENTAL RESERVE, designed to protect native wildlife habitats while offering residents

scenic viewpoints, rest areas, and an interconnected network of WALKING TRAILS AND RAVINE CROSSINGS. These pathways seamlessly connect to Bike Cochrane's exclusive trail network, providing easy access to nature whether on foot or by bike. 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. More than 50% of homes in West Hawk back onto key natural and recreational features, including 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 is also planned, enhancing the community's family-friendly appeal and long-term livability. Located just minutes from GHOST LAKE, this home offers the perfect balance of nature, comfort, and convenience. Visit the showhome today for more information!