



GRASSROOTS
REALTY GROUP

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**68 Heritage Ridge
Cochrane, Alberta**

MLS # A2273193



\$869,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Environmental Reserve, No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Open house Saturday & Sunday From 1 PM-3 PM. Ridge Lot With Amazing Views...Situated in the desirable community of West Hawk. This home is thoughtfully designed and comes with with 3 bedrooms and 2.5 bathrooms. The main floor features an open-concept layout with soaring open-to-above ceilings, a striking Linear fireplace Design, and a private home office with Wainscoting. The chef's kitchen showcases custom soft-close cabinetry with hidden doors behind the island, quartz countertops, Samsung stainless steel appliances, a walkthrough pantry, and under-cabinet lighting. A mudroom adds everyday convenience. Upstairs, the master retreat impresses with mountain views, a walk-in closet, and a spa-inspired ensuite with dual sinks, a 10mm glass shower, soaker tub, upgraded mirrors, and imported tiles. A spacious bonus room and laundry area provide added functionality. Additional highlights include 8-ft doors on the main floor, custom built-in closets, engineered hardwood, 9-ft ceilings on both levels, upgraded lighting, plumbing fixtures, and a double-car garage. The walkout basement has Roughed in Bathroom plumbing and ready for your future Development. Enjoy West Hawk's prime location near parks, future dog park, bike paths, shopping, and quick mountain access. This home also includes a Certified New Home Warranty for peace of mind. Don't miss this rare opportunity—book your private viewing today!