



**35 Heritage Heath  
Cochrane, Alberta**

**MLS # A2279959**



**\$479,900**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2025 (1 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>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, 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, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

**\*\* OPEN HOUSE EVERY SUNDAY 2PM-4PM at 104 Heritage Ridge\*\*** Welcome to the Metro Duplex 18 by award-winning Cantiro Homes, available for immediate possession! This beautifully designed home is located in the scenic hilltop community of West Hawk, Cochrane, and is situated on a desirable lot with a walking path behind the home. Step inside to an inviting slate interior colour palette, luxury vinyl plank floors and airy 9' ceilings. The bright kitchen offers modern cabinetry, quartz countertops, and sleek stainless steel appliances, and is open to the living room and dining room, perfect for entertaining. A convenient mudroom off the oversized attached single garage offers handy built-ins, and the powder room is nicely tucked away, completing the main floor. The upgraded iron spindle railing leads up the upstairs, and the thoughtfully designed layout maximizes every square foot, offering a comfortable primary bedroom with its own ensuite, an oversized shower, and a walk-in closet. Two additional bedrooms and a convenient upstairs laundry complete this level. The basement has its own SEPARATE ENTRANCE, a legal basement suite rough-in (a secondary suite would be subject to city/municipality approval and permitting), and is a blank canvas ready for your design ideals. This beautiful townhome comes complete with a finished deck and a spacious yard and is designed to suit a range of homeowners, from first-time buyers or investors to those looking to right-size. A well-balanced home in a growing hilltop community &mdash; ready when you are. \*RMS measurements have been applied to blueprints provided by the builder. Taxes have not been assessed.