



**23 Heritage Heath
Cochrane, Alberta**

MLS # A2288494



\$487,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,338 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters		

Inclusions: NA

IMMEDIATE POSSESSION AVAILABLE! ** Open House Sunday 1pm to 3pm - PLEASE GO TO THE SHOWHOME FOR ACCESS**
Welcome to the Metro Duplex 18 by Cantiro Homes. This thoughtfully designed versatile home in the scenic community of Westhawk, Cochrane, designed to suite a range of homeowners; from first time home buyers to investors, to those looking to right size. The open concept main floor features a bright island kitchen that flows seamlessly into the living and dining areas, creating a welcoming spacious environment. Upstairs, the well thought out layout maximizes every square foot, offering a comfortable primary along with two flexible secondary bedrooms, making it a great choice for those seeking both style and functionality. The separate SIDE ENTRY with 9’ foundation allows for future development to accommodate a renter, adult child, or guests. Additional features: upper floor laundry, rear deck, electric fireplace, upgraded iron spindle railing, Linen interior color board. (*photos are for representation only. Colors and finishing may vary*)