



**3 Heritage Link
Cochrane, Alberta**

MLS # A2298211



\$677,145

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,234 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Stone Counters, Walk-In Closet(s)

Inclusions: n/a

OPEN-TO-ABOVE GREAT ROOM | MAIN FLOOR FLEX | 2-STORY FIREPLACE BOXOUT | 5-PC ENSUITE | ENJOY ENVIRONMENTAL RESERVE LAND. Welcome to the Kiera F — a stunning 2,234 sq ft, 3-bed, 2.5-bath home on a premium CORNER LOT in West Hawk, Cochrane's newest community. Soaring OPEN-TO-ABOVE VAULTED ceilings and extra windows flood every level with natural light. The main floor features 9' ceilings, a 50" electric fireplace, FLEX ROOM, and a chef-inspired kitchen with large island, ceiling-height cabinetry, and soft-close finishes. Upgrades are evident at every turn. Upstairs, a beautiful architectural BRIDGE connects the primary bedroom to the central bonus room. The lavish 5-PC ENSUITE boasts a SOAKER TUB, TILED SHOWER, and DUAL VANITY. SIDE ENTRY, 9' basement foundation, and rough-in bath offer excellent potential future development. Smart Home Technology and high-efficiency mechanical included in the home. Enjoy West Hawk's DOG PARK, PLAYGROUND, and ENVIRONMENTAL RESERVE — all surrounded by stunning mountain scenery.