



**35 Heritage
Cochrane, Alberta**

MLS # A2299645



\$799,999

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Sloped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Brand New Home! - Located in the community of West Hawk. Offering 2892 Square Feet of living space, This home features a total of 4 Bedrooms, 4 Bathrooms and a Developed Basement. The open concept main floor features a Great Room with a gas fireplace, Den, Big Kitchen with an eating bar and Dedicated Dining Room with Built-Ins and complete with a Full Washroom. The upper floor offers 3 bedrooms, including the primary bedroom with ensuite and walk-in closet. The other 2 bedrooms are spacious, perfect for kids, a full bathroom, and a large bonus room perfect for family relaxation or entertainment. The fully finished basement is designed for entertaining, featuring a spacious rec room, custom wet bar, one bedroom, and one full bathroom — ideal for guests or extended family. Please see the interior finishing specs below: Flooring: • Engineered Hardwood on the Main Floor. • Carpet on the Second Floor and Basement. • Tiles in the washrooms and mudroom. Kitchen: • Painted Finish Cabinets. • Quartz Counter-Tops. • Appliance Package ‐ Attached in Files. The home is a new build currently under construction with March 2026 completion. The home is inspected by a 3rd party inspector at Rough-In & Final Stage. Reports available. Renders are a visual representation of the home. Colours and materials may look different in person.