



GRASSROOTS
REALTY GROUP

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51 Heritage Heath Cochrane, Alberta

MLS # A2203765



\$856,530

| | | | |
|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,157 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind | | |

| | | | |
|--------------------|--|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | - |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s) | | |

Inclusions: None

Welcome to the Family Aura 24 by award-winning Cantiro Homes! This stunning home perfectly balances functionality and elegance, offering thoughtful design elements to enhance everyday living. The TRADITIONAL HOMESITE Backing onto serene GREENSPACE offers peaceful views and a private backyard setting, INCLUDING 14'5"X12' REAR DECK WITH GLASS PANEL RAILING. Step inside to discover this stunning 3-bedroom, 2.5-bath home, designed for both elegance and functionality. Find a main floor office, perfect for remote work or a quiet retreat. The heart of the home is the luxury kitchen, complete with premium finishes, high-end appliances, and a spacious island—ideal for entertaining. TRIPLE PANE WINDOWS are included for the added efficiency and comfort. The breathtaking OPEN TO BELOW GREATROOM creates a grand yet inviting atmosphere, with soaring ceilings and large windows that flood the space with natural light, including an ELECTRIC FIREPLACE and sleek GLASS PANEL RAILING Head upstairs to find a bonus room perfectly positioned at the back of the home, offering beautiful greenspace views—a perfect spot to relax. The upper level also includes three spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite, including STAND ALONE SOAKER TUB and 10m TILE AND GLASS SHOWER. Plus, the 9-FOOT BASEMENT ceiling height adds to the spacious feel, offering incredible potential for future development and don't forget the OVERSIZED GARAGE to store all of your toys. All Cantiro Homes come equipped with SMART HOME FEATURES including smart thermostat, smart home security including door bell camera, keyless door lock and overhead garage door opener with wifi connection. There's still time to make this home uniquely yours! CHOOSE FROM A

SELECTION of designer-curated interior color collections to match your style and vision. Located in West Hawk, Cochrane's premier new community, you'll enjoy breathtaking vistas of the Rocky Mountains, the Foothills, and the town below. With plans for a K-9 school within walking distance and an array of nearby amenities, this is an ideal place to call home—where modern living meets natural beauty, and every day comes with a spectacular view. ONLY 16 MINUTES TO GHOST LAKE.