

\$599,800 - 31 Heritage Heath, Cochrane

MLS® #A2240070

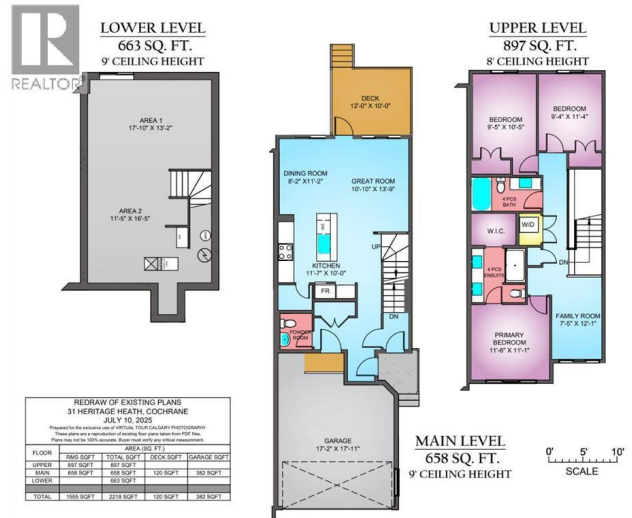
\$599,800

3 Bedroom, 3.00 Bathroom, 1,555 sqft

Single Family on 0.06 Acres

Heritage Hills, Cochrane, Alberta

Cantiro Showhomes open Saturday & Sunday noon to 5pm Introducing the Metro Duplex 20, a thoughtfully designed home located in the scenic hilltop community of West Hawk in Cochrane. This versatile duplex is an excellent choice for FIRST-TIME BUYERS, INVESTORS, or anyone looking to RIGHT-SIZE, offering a seamless blend of modern comfort and functional design. The open-concept main floor features a SPACIOUS ISLAND KITCHEN that flows effortlessly into the dining and living areas, creating a bright and inviting environment ideal for both everyday living and entertaining. An ELECTRIC FIREPLACE adds a cozy focal point to the main level, while VINYL FLOORING enhances the contemporary feel throughout the space. Upstairs, the intelligently planned layout includes a COMFORTABLE PRIMARY BEDROOM, TWO FLEXIBLE SECONDARY BEDROOMS, and a BONUS ROOM—providing ample space for families, guests, or home offices. The UPPER-FLOOR LAUNDRY room offers added convenience, while IRON SPINDLE RAILINGS lend a touch of elegance to the interior. This home also includes an ATTACHED TWO-CAR GARAGE and is FULLY LANDSCAPED, BACKING DIRECTLY ONTO A WALKING TRAIL that connects residents to the surrounding natural beauty. A SECONDARY BASEMENT ENTRANCE adds flexibility for future development or private access. All Cantiro Homes come equipped with SMART HOME



FEATURES, including a SMART THERMOSTAT, SMART SECURITY SYSTEM WITH DOORBELL CAMERA, KEYLESS ENTRY, and a WIFI-ENABLED GARAGE DOOR OPENER. There's still time to personalize the interior—CHOOSE FROM A SELECTION OF DESIGNER-CURATED COLOR COLLECTIONS to suit your unique style. Located in one of Cochrane's most vibrant new communities, West Hawk is a master-planned development set across 110 ACRES OF ELEVATED TERRAIN, offering an AMENITY-RICH LIFESTYLE in a breathtaking natural setting. With elevations rising nearly 70 metres above Highway 1A, the community delivers STUNNING PANORAMIC VIEWS OF THE ROCKY MOUNTAINS and is JUST MINUTES FROM GHOST LAKE, the rolling Foothills, and the heart of Cochrane itself. West Hawk is designed to embrace its surroundings, providing a tranquil, elevated lifestyle while remaining connected to essential conveniences. Plans for FUTURE K-9 SCHOOLS will offer families access to education within walking distance, enhancing the long-term livability of this dynamic community. Whether you're enjoying the mountain views or relaxing in the peace of nature, life in West Hawk is all about elevated living in a truly special setting. Please note: Photos are from the showhome and may not reflect final interior selections. Measurements are based on blueprint drawings. Designed with future potential in mind, groundworks and rough-ins have been completed to accommodate a future legal development.

(id:6289)

Built in 2025

Essential Information

Listing #	A2240070
Price	\$599,800

Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,555
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	31 Heritage Heath
Subdivision	Heritage Hills
City	Cochrane
Province	Alberta
Postal Code	T4C3L3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo
Heating	Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 13th, 2025 at 7:16am CDT