\$899,000 - 72 Heritage Ridge, Cochrane

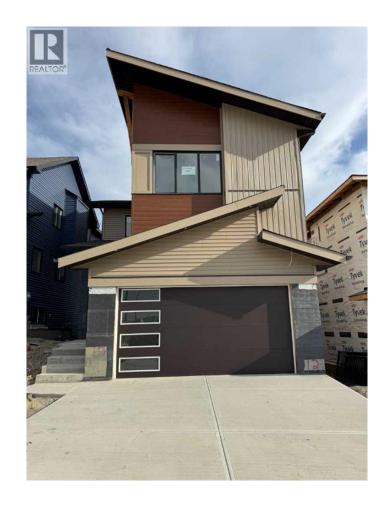
MLS® #A2256304

\$899,000

3 Bedroom, 3.00 Bathroom, 2,316 sqft Single Family on 0.09 Acres

Heritage Hills, Cochrane, Alberta

Perched on a ridge with mountain views and backing onto a serene Environmental Reserve, this walkout home defines luxury living. Located in the sought-after community of West hawk, this 3-bedroom, 2.5-bathroom residence offers over 2,300 sq. ft. of thoughtfully designed living space. The main floor boasts an open-concept layout with soaring open-to-above ceilings in the living room, a cozy Gas fireplace with a unique design, and a dedicated home office. The chef's kitchen has custom soft-close cabinetry with hidden cabinet doors behind the island, quartz countertops, Samsung stainless steel appliances, a walkthrough pantry, and under-cabinet lighting. A mudroom adds extra convenience for busy households. Upstairs, the master retreat offers breathtaking mountain views, an elegant walk-in closet, and a spa-like ensuite with dual sinks, a 10mm glass shower door, a luxurious soaker tub, upgraded mirrors, and imported tiles. The bonus room provides additional space for entertainment or relaxation, while a laundry room adds everyday ease. Additional highlights include: 8 ft doors on the main floor, Custom built-in closets, Durable engineered hardwood flooring, 9 ft ceilings on the main & second floor, upgraded carpets, lighting, and plumbing fixtures, Double-car garage. The walkout basement is ready for your personal touch, offering endless possibilities for customization. Living in West hawk means easy access to parks, Future Dog park, bike



paths, shopping, and a quick drive to the mountains. Plus, this home comes with a Certified New Home Warranty for peace of mind. Don't miss this rare opportunityâ€"schedule your private viewing today! (id:6289)

Built in 2025

Essential Information

Listing # A2256304
Price \$899,000

Bedrooms 3

Bathrooms 3.00

Half Baths 1

Square Footage 2,316 Acres 0.09 Year Built 2025

Type Single Family

Sub-Type Freehold

Community Information

Address 72 Heritage Ridge

Subdivision Heritage Hills

City Cochrane
Province Alberta
Postal Code T4C2J8

Amenities

Amenities Playground

Features No neighbours behind, Cl

Smoking Home, Environment

Parking Spaces 4

Parking Attached Garage

of Garages 2

View View

Interior

Appliances Refrigerator, Dishwasher, Microwave, Oven - Built-In, Hood Fan,





Cooktop - Induction

Heating Natural gas Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 2

Basement Walk out

Exterior

Exterior Brick, Metal, Vinyl siding

Foundation Poured Concrete

Listing Details

Listing Office First Place Realty





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 9:16am CDT