

\$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. Donâ€™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, Close to Shopping, Smoking Home, Environmentally Friendly
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

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