\$549,800 - 27 Heritage Heath, Cochrane

MLS® #A2240105

\$549,800

3 Bedroom, 3.00 Bathroom, 1,328 sqft Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Introducing the Metro Duplex 18â€"a versatile and stylish home located in the scenic hilltop community of West Hawk in Cochrane. This thoughtfully designed residence is ideal for a variety of homeowners, whether you're a first-time buyer, investor, or someone looking to right-size. With a focus on modern living, it offers a seamless blend of comfort, function, and contemporary style.

The open-concept main floor enhances the sense of space and showcases VINYL FLOORING THROUGHOUT THE HOME. A BRIGHT KITCHEN ISLAND anchors the main living area and connects effortlessly to the dining and living spaces, creating an inviting atmosphere for both daily living and entertaining.

Upstairs, the intelligent layout makes the most of every square foot. The PRIMARY SUITE provides a peaceful retreat, while TWO ADDITIONAL BEDROOMS offer flexible space for a growing family, guests, or home office setups. A convenient UPPER-FLOOR LAUNDRY room adds extra ease to daily routines.

Additional highlights include an ATTACHED SINGLE-CAR GARAGE, FULL LANDSCAPING, and a REAR DECK THAT BACKS ONTO A SCENIC WALKING TRAILâ€"perfect for enjoying the outdoors right from your backyard. The home also







features a PRIVATE SIDE ENTRY OPTION and elegant IRON SPINDLE RAILINGS that add a refined architectural touch.

Every Cantiro Home comes complete with a TANKLESS WATER HEATER, TRIPLE PANE WINDOWS, and a suite of SMART HOME FEATURES, including a SMART THERMOSTAT, DOORBELL CAMERA, KEYLESS DOOR LOCK, and a WIFI-CONNECTED GARAGE DOOR OPENER.

Buyers still have time to personalize this home by CHOOSING FROM A RANGE OF DESIGNER-CURATED INTERIOR COLOR COLLECTIONS that reflect individual style and preferences.

West Hawk is a thoughtfully master-planned community centered around 27 ACRES OF PRESERVED ENVIRONMENTAL RESERVE. This area is designed to protect native wildlife habitats while offering residents scenic viewpoints, rest areas, and a network of WALKING TRAILS AND RAVINE CROSSINGS. These outdoor amenities are seamlessly integrated into Bike Cochrane's exclusive trail network, making it easy to explore nature by foot or by bike.

Future community enhancements in Phases 2 and 3 include an OFF-LEASH DOG PARK and a PLAYGROUND, BOTH EXPECTED TO BE COMPLETED BY EARLY FALL 2025. Over 50% of homes in West Hawk back onto key features like the Environmental Reserve Ridge, the upcoming dog park in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. A FUTURE K–9 SCHOOL SITE is also planned, reinforcing the community's family-friendly appeal and long-term livability.

Just moments away from GHOST LAKE, this home offers the perfect balance of nature and convenience. Please note: Photos shown are of the showhome and may not reflect selected interior finishes. Area size is based on RMS calculations from builder blueprints. Designed with future potential in mind, groundworks and rough-ins have been completed to accommodate a future legal development.

Built in 2025

Essential Information

MLS® # A2240105 Price \$549,800

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,328 Acres 0.06

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 27 Heritage Heath

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3L3

Amenities

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Smart Home,

Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025

Days on Market 10

Zoning R-MX

Listing Details

Listing Office eXp Realty

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