

# \$677,456 - 39 Heritage Heath, Cochrane

MLS® #A2203923

**\$677,456**

3 Bedroom, 3.00 Bathroom, 1,554 sqft  
Residential on 0.09 Acres

NONE, Cochrane, Alberta

Introducing the Metro Duplex 20, a thoughtfully designed home in the scenic hilltop community of West Hawk, Cochrane. Ideal for first-time buyers, investors, and those looking to right-size, this versatile duplex offers modern living with a bright, open-concept main floor. The spacious island kitchen seamlessly connects to the living and dining areas, creating a warm and inviting atmosphere. Upstairs, the smartly designed layout maximizes space, featuring a comfortable primary bedroom, two flexible secondary bedrooms, and a bonus room. The Metro Duplex 20 blends style and functionality, making it perfect fit for any lifestyle. Additional features include ATTACHED TWO CAR GARAGE, upper floor laundry, electric fireplace, iron spindle railing, FULLY LANDSCAPED BACKING ONTO A WALKING TRAIL, and SECONDARY ENTRANCE TO THE BASEMENT. 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.



West Hawk is a vibrant new residential community in the picturesque Town of Cochrane, offering an amenity-rich lifestyle in a stunning natural setting. Spanning 110 acres and rising nearly 70 metres in elevation from Highway 1A to the uplands, this exceptional location provides breathtaking panoramic VIEWS OF THE ROCKY MOUNTAINS AND JUST MINUTES AWAY FROM GHOST LAKE, the Foothills, and the Town of Cochrane to the west, south, and southeast.

Perched high above, West Hawk is designed to embrace its spectacular surroundings, allowing residents to enjoy endless moments of beauty and tranquility. With plans for future K-9 schools, families will have access to quality education close to home, making this community an ideal place to grow and thrive. Whether taking in the sweeping vistas or simply unwinding in the peaceful atmosphere, life here is all about elevated living at its finest. \*PHOTOS ARE FROM THE SHOWHOME MAY NOT REFLECT THE INTERIOR SELECTIONS. Measurements were pulled from Blueprint drawings

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2203923      |
| Price          | \$677,456     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,554         |
| Acres          | 0.09          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |

|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 39 Heritage Heath |
| Subdivision | NONE              |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0L3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator          |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None                                    |
| Lot Description   | Back Lane, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding                            |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 17              |

### Listing Details

Listing Office

eXp Realty

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