

\$599,800 - 31 Heritage Heath, Cochrane

MLS® #A2240070

\$599,800

3 Bedroom, 3.00 Bathroom, 1,555 sqft
Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2240070
Price	\$599,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,555
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	31 Heritage Heath
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3L3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Pantry, Quartz Counters, Walk-In Closet(s), Smart Home
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
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	47
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.