

# \$739,800 - 50 Heritage Heath, Cochrane

MLS® #A2233806

**\$739,800**

3 Bedroom, 3.00 Bathroom, 2,111 sqft

Residential on 0.08 Acres

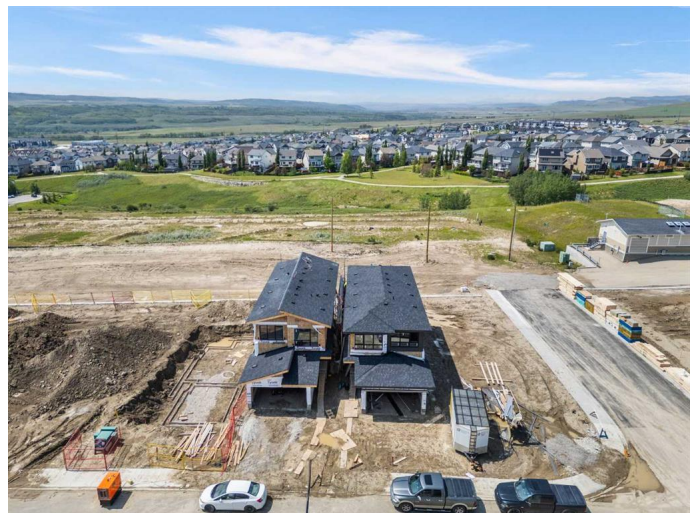
NONE, Cochrane, Alberta

Welcome to the Entertain Play 22, expertly designed by the award-winning Cantiro Homes.

This stunning home is crafted for those who love to entertain, featuring an expansive main level that seamlessly blends style and function. A spacious dining area and inviting living room with **ELECTRIC FIREPLACE**, provide the perfect setting for both formal and casual gatherings. The beautifully designed kitchen, complete with a large island, keeps you at the heart of the action.

A breathtaking **OPEN-TO-BELOW DESIGN** above the piano area enhancing the vibrant atmosphere.

Upstairs, you'll find two versatile secondary bedrooms, perfect for children's rooms, guest suites, or a stylish home office. The luxurious primary suite is a true retreat, including a 5-piece ensuite with **STAND ALONE SOAKER TUB**, **10M CUSTOM TILE AND GLASS SHOWER** and **OVERSIZED WALK-IN CLOSET**. 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.



TRIPLE PANE WINDOWS AND TANKLESS WATER HEATER adds to the home efficiency and comfort.

West Hawk community is thoughtfully designed around 27 acres of sloping Environmental Reserve, preserving native wildlife habitats and offering scenic viewpoints, rest areas, and a series of walking trails and ravine crossings. These features are integrated into Bike Cochrane's exclusive bike network, providing residents with easy access to nature. Phases 2 and 3 will further enhance the community with additional amenities, including an off-leash dog park and a playground, both expected to be completed by early fall 2025. To maintain the natural beauty of the area, West Hawk is strategically planned, with over 50% of homes backing onto amenities such as the Environmental Reserve Ridge homes, the future dog park located in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. The community will also feature a future K-9 School site, adding to the family-friendly atmosphere and enhancing the overall quality of life for residents. ONLY 16 MINUTES TO GHOST LAKE \*All photos are taken from showhome and don't reflect exact finishing - buyers can still personalize the house and select interior finishing.

Built in 2025

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2233806  |
| Price      | \$739,800 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 2,111       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 50 Heritage Heath |
| Subdivision | NONE              |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0T 0T0           |

### Amenities

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

### Interior

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

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Back Yard        |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding     |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 3rd, 2025

Days on Market                7

**Listing Details**

Listing Office                    eXp Realty

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