



GRASSROOTS
REALTY GROUP

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370 Heritage Boulevard
Cochrane, Alberta

MLS # A2294884



\$449,900

Division:	Heritage Hills		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Sage B by Bedrock Homes in the sought-after West Hawk community! This stunning 3-bed, 2.5-bath WALKOUT townhome offers 1,470 sq ft of thoughtfully designed living space with NO CONDO FEES. The ATTACHED SINGLE-CAR GARAGE provides secure parking. Enjoy spectacular MOUNTAIN VIEWS from the covered main floor deck and primary bedroom. The south-facing backyard floods the home with natural light all day. Inside, the open-concept main floor features 9' ceilings, oversized windows, soft-close cabinetry, and a walk-through mudroom connecting to the pantry. MELAMINE SHELVING in the pantry, mudroom, and walk-in closet keeps everything organized. Second-floor laundry, high 9' basement ceilings with bath rough-in, and a high-efficiency furnace, hot water tank & HRV system complete this incredible home. MANY UPGRADES including an electric fireplace, railing with metal spindles & knockdown ceilings. MOVE-IN READY with mountain views and modern living!