



**35 Heritage  
Cochrane, Alberta**

**MLS # A2299645**



**\$799,999**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,340 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot, Sloped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Welcome to this brand new home in the sought-after community of West Hawk! Offering 2,892 sq. ft. of total developed living space, this beautifully designed home features 4 bedrooms, 4 bathrooms, and a fully finished basement. The open-concept main floor showcases a spacious great room with a gas fireplace, a front balcony with stunning mountain views, a den, and a chef-inspired kitchen with an impressive 16-ft island. The dining area includes built-ins, and a full bathroom completes the level. Upstairs offers 3 bedrooms, including a primary suite with a walk-in closet and private ensuite, plus 2 additional bedrooms, a full bathroom, and a bonus room. The fully finished basement is perfect for entertaining, featuring a large rec room, custom wet bar, 1 bedroom, and a full bathroom—ideal for guests or extended family. Please see the interior finishing specs below: Flooring: • Engineered Hardwood on the Main Floor. • Carpet on the Second Floor and Basement. • Tiles in the washrooms and mudroom. Kitchen: • Painted Finish Cabinets. • Quartz Counter-Tops. • Appliance Package &dash; Attached in Files. The home is a new build currently under construction with an April 2026 completion. The home is inspected by a 3rd party inspector at Rough-In & Final Stage. Reports available. Renders are a visual representation of the home. Colours and materials may look different in person.