



**15 Heritage Heath
Cochrane, Alberta**

MLS # A2301586



\$543,990

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,565 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters		

Inclusions: N/A

Immediate possession is available for the Metro Duplex 20 by Cantiro Homes. Situated on a desirable lot backing onto a walking path in the scenic hilltop community of West Hawk, Cochrane, this home is ideal for first-time buyers, investors, or those seeking to right-size. Step inside to the open-concept main floor, which features a spacious kitchen with a large island, stylish slate cabinetry, quartz countertops and a sleek stainless steel appliance package. The kitchen seamlessly connects to the living room and dining room, where bright windows flood the space with natural light. Step outside to your back deck and enjoy those summer evenings. Rounding out the main floor is a mudroom off the double-attached garage and a powder room. Upstairs, the efficient layout includes a comfortable primary bedroom with a dedicated ensuite bathroom. Two additional well-sized bedrooms, a bonus room, and a full bathroom with convenient upstairs laundry complete the upper level. The upper-level bonus room is filled with natural light and offers stunning mountain views, providing the perfect space for a family room, home office, or children's play area. The unfinished basement is a blank canvas waiting for your design ideas. West Hawk is a new, 110-acre master-planned community in northwest Cochrane, Alberta, designed for nature-inspired living with 27 acres of environmental reserve, scenic Rocky Mountain views, and 5 km of pathways. Situated along Highway 1A, it offers quick mountain access and proximity to Calgary, making it a great place to call home.