



**7 Heritage Heath
Cochrane, Alberta**

MLS # A2310847



\$479,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,348 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: None

Nestled in the scenic hilltop community of West Hawk in Cochrane, this beautifully designed Metro Duplex 18 by Cantiro Homes offers the perfect blend of modern living, functionality, and small town charm. IMMEDIATE POSSESSION AVAILABLE! Surrounded by breathtaking mountain views, winding pathways, and an abundance of outdoor recreation, West Hawk is a community designed for connection, convenience, and lifestyle. Residents enjoy quick access to parks, schools, shopping, local restaurants, and the vibrant historic downtown of Cochrane, while still being just a short drive to Calgary and the Rocky Mountains. Inside, this thoughtfully designed 1,347 RMS sq.ft. home features a bright and open concept main floor ideal for both everyday living and entertaining. The spacious island kitchen seamlessly connects to the dining and living areas, creating a warm and inviting atmosphere filled with natural light. A convenient main floor powder room adds functionality to the layout. Upstairs, the efficient floorplan maximizes every square foot with three well appointed bedrooms, including a comfortable primary retreat complete with a private 3 piece ensuite. Two additional bedrooms offer flexibility for children, guests, a home office, or investment potential, while the full upper bathroom and smart design make everyday living effortless. Whether you are a first time home buyer, investor, or looking to right size without compromise, this stylish duplex delivers exceptional value in one of Cochrane’s most desirable new communities. Experience the perfect balance of nature, community, and contemporary living at West Hawk.