



**55 Heritage Heath  
Cochrane, Alberta**

**MLS # A2317189**

**\$819,900**



<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,140 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

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

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** None

Welcome to the Aura 24 by Cantiro Homes, the first front-garage model available in the highly anticipated community of West Hawk. Thoughtfully designed with over 2,000 square feet of beautifully finished living space, this modern farmhouse-inspired home blends functional family living with elevated design. The main floor offers an open-concept layout that seamlessly connects the kitchen, dining area, and living room, creating the perfect setting for everyday life and entertaining. A spacious kitchen with a large island, walk-in pantry, built-in coffee bar, and convenient serving counter is complemented by a bright dining area and inviting living room featuring a stylish electric fireplace. A dedicated main-floor den provides flexibility for a home office, study space, or guest retreat. Practicality meets design with a spacious family entrance featuring built-in storage and bench seating, a convenient powder room, and direct access to the double attached garage. Upstairs, the thoughtfully designed second level features a central bonus room, ideal for movie nights, a children's play area, or additional living space. The private primary retreat offers a spacious walk-in closet and a beautifully appointed ensuite complete with dual vanities, a freestanding soaker tub, separate shower, and private water closet. Two additional bedrooms, a full bathroom, and upper-floor laundry complete the level. The unfinished basement provides future development potential with a spacious layout ready to accommodate your family's evolving needs. Situated in the growing community of West Hawk, residents enjoy access to scenic pathways, natural surroundings, future amenities, and convenient connections to Cochrane's shops, restaurants, schools, and recreational facilities. This is an exceptional opportunity to own one of Cantiro's newest and most innovative home designs in one of

Cochrane's most exciting emerging communities. Discover the perfect blend of style, comfort, and functionality in the Aura 24 by Cantiro Homes. \*Photos are representative of a similar model. Colours, finishes, fixtures, and layout specifications may vary. Area size was calculated by applying the RMS to the blueprints provided by the builder.\*