



GRASSROOTS
REALTY GROUP

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4 Heritage Mews Cochrane, Alberta

MLS # A2324751



\$624,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,876 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tray Ceiling(s)		

Inclusions: None

Welcome to this beautifully crafted duplex in the growing community of West Hawk, neighbouring Heritage Hills. Thoughtfully designed for modern living, the main floor offers a bright and spacious family room, a versatile office/den, a dining area and kitchen with a walk through pantry, functional mudroom, and convenient powder room. With a large back yard, perfect for relaxing or entertaining. Upstairs, you'll find your private primary retreat complete with a walk-in closet and ensuite featuring dual vanities. A further two generously sized secondary bedrooms, a spacious bonus room, a full bathroom, a dedicated laundry room complete this upper level. Ideally located with easy access west to the mountains and east to Calgary, this home is close to schools, parks, shopping, and a wide range of everyday amenities. Enjoy nearby restaurants, scenic green spaces, and picturesque river walking paths, all just minutes from your doorstep. This home is currently under construction. Photos shown are from a previous build and are for illustrative purposes only. Interior finishes, colours, and specifications may vary.