



GRASSROOTS
REALTY GROUP

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32 Heritage Ridge Cochrane, Alberta

MLS # A2329420



\$899,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,284 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Rectangu		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Mixed, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

THERE ARE VIEWS, AND THEN THERE ARE VIEWS THAT REMIND YOU WHY YOU MOVED TO COCHRANE.~Set in West Hawk at Heritage Hills, this 2,284 sq. ft. Augusta Model by Fifth Avenue Homes offers that rare Cochrane balance: CLOSER TO THE MOUNTAINS, STILL CONNECTED TO CALGARY, in a hillside community shaped around views, pathways and green space. The southeast-facing backyard BACKS ONTO GREENSPACE AND AN ENVIRONMENTAL RESERVE, creating a natural backdrop with room to breathe. An EXPANDED VINYL DECK extends life outdoors, while the WALKOUT BASEMENT adds future flexibility with large rear windows, a patio slider and 3-piece rough-in. Inside, 9' CEILINGS, INTERIOR DOORS and upgraded railing throughout set an elevated tone. A side-positioned GAS FIREPLACE keeps the open great room focused on the rear views. The gourmet kitchen delivers BUILT-IN SAMSUNG APPLIANCES, electric cooktop, WALL OVEN, microwave, chimney hood fan, quartz counters, WALK-THROUGH PANTRY and an undermount Silgranit sink. The finishes are warm, tailored and quietly sophisticated: smoky taupe cabinetry, pale quartz, matte black fixtures, marble-look tile and wood-inspired flooring. Neutral, yes~but absolutely NOT forgettable. The mudroom earns its square footage with BUILT-IN LOCKERS AND A BENCH, extra cabinetry and the main-floor washer/dryer location~giving coats, bags and laundry somewhere to land before they migrate through the house. Upstairs, the BONUS ROOM is a proper second living space, not a hallway having an identity crisis. The master retreat deserves its own moment: a CORNER-SET SOAKER TUB framed by windows on two adjoining walls, a 36" X 60" TILED SHOWER, dual-sink vanity

and walk-in closet with BUILT-IN ORGANIZERS. TRIPLE-PANE WINDOWS, TANKLESS HOT WATER and an insulated double garage with an 'OVERHEAD DOOR round out a spec home where every upgrade feels intentional. Estimated completion September 2026. VISIT THE FIFTH AVENUE HOMES SALES CENTRE AT 116 HERITAGE RIDGE, or connect with a real estate agent to arrange a private showing. Already working with an agent? PLEASE BRING THEM ALONG FOR ALL SHOWHOME VISITS.