



**GRASSROOTS**  
REALTY GROUP

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**30 Heritage Heath  
Cochrane, Alberta**

**MLS # A2330691**



**\$498,800**

|                  |                                                                             |               |                  |
|------------------|-----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                                                        |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                          |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                             |               |                  |
| <b>Size:</b>     | 1,346 sq.ft.                                                                | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Single Garage |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot                                                  |               |                  |

|                    |                                                                                            |                   |      |
|--------------------|--------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                            | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |                   |      |

**Inclusions:** None

Welcome to the Metro Duplex 18 by Cantiro Homes, a beautifully designed 1,264 sq. ft. two-storey half duplex in Cochrane's scenic West Hawk community. This 3-bedroom, 2.5-bath home offers style, comfort, and functionality with an open-concept main floor featuring a spacious kitchen island that flows into the dining and living areas. Including a cozy electric fireplace that creates a warm gathering space and a rear deck that is perfect for enjoying the outdoors. Upstairs, enjoy a spacious primary suite, two additional bedrooms, convenient upper-floor laundry, and elegant iron spindle railings. A side entrance adds future flexibility for basement development. Enjoy stunning mountain views, nearby walking trails, and easy access to Calgary and the Rockies. With immediate possession available, your new home is ready when you are. Book your showing today!