



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

132 Heritage Ridge
Cochrane, Alberta

MLS # A2335047



\$939,000

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,344 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

**** Open House: Saturday, September 26th 3-5pm **** Welcome to this brand new home by Paragon Homes, perfectly situated on Heritage Ridge in the sought-after community of West Hawk. This 2,344 sq ft, 3 bedroom walk out home backs onto environmental reserve green space with distant mountain views and faces a playground, offering a setting that's hard to find. Inside, the main floor is filled with light. The great room is open to above with large windows that frame the view and fill the space with natural light, while a den/office off the entry offers flexible space for work or study. A walk through pantry connects to the kitchen and dining room, and a mudroom off the double attached garage keeps everyday life organized. Upstairs, the primary suite features a 5 piece ensuite and walk in closet, alongside two additional bedrooms, a 4 piece main bathroom, upper floor laundry, and a large bonus room. The walkout basement steps out onto your backyard backing green space, a rare combination, and offers 1,027 sq ft of unfinished space ready for future development. The garage comes equipped with an EV charger and is roughed in for a future garage heater, adding everyday practicality to a home that's already been thoughtfully laid out and finished with air conditioning. West Hawk is growing fast, with a K-8 elementary school currently under construction in the community and the new Horse Creek Sports Park also underway nearby, making this living in one of Cochrane's most exciting up and coming communities.