



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Heritage Ridge Cochrane, Alberta

MLS # A2340291

\$879,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,152 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, Sloped, V		



Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, 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, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

IF YOUR WEEKENDS HAVE BEEN QUIETLY MIGRATING WEST, YOUR HOUSE MAY AS WELL GET A HEAD START. Welcome to the Princeton by Fifth Avenue Homes in West Hawk at Heritage Hills—a brand-new home on a WALKOUT LOT BACKING ONTO A NATURE RESERVE, where Cochrane starts giving way to bigger skies, foothills and the Rockies beyond. Inside, the colour palette keeps things warm and collected: OAT CABINETRY, CALCATTA ORO COUNTERS, soft wood-toned flooring and WHITE DOVE walls create an easy neutral backdrop that feels polished without feeling precious. The kitchen centres around a 7' ISLAND, with a BUILT-IN WALL OVEN, built-in microwave, GAS COOKTOP, chimney range hood, and WALK-THROUGH PANTRY, opening to a generous dining nook and great room with GAS FIREPLACE. Step straight onto the 13' x 10' RAISED REAR DECK and suddenly dinner has a much better view. Upstairs, the VAULTED BONUS ROOM gives everyone somewhere to spread out, while the primary bedroom earns its name with a walk-in closet and ensuite featuring a SOAKER TUB AND SEPARATE SHOWER. Two additional bedrooms, another full bath and UPPER-FLOOR LAUNDRY with countertop keep the practical stuff exactly where you want it. Downstairs, the WALKOUT BASEMENT brings large windows, exterior access and nearly 900 sq. ft. of future possibility. Add the double attached garage, EV-CHARGER ROUGH-IN and 200-amp service, and this one has brains behind the pretty face. Then there's West Hawk itself: a HILLSIDE COMMUNITY on Cochrane's western edge, planned around ENVIRONMENTAL RESERVE, PATHWAYS AND MOUNTAIN-FACING VIEWS. Calgary is still comfortably within reach, but the Rockies have noticeably moved closer. That feels like a

pretty good trade. Estimated completion October 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.