



GRASSROOTS
REALTY GROUP

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28 Heritage Link Cochrane, Alberta

MLS # A2342385



\$734,895

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,372 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home		
Inclusions:	N/A		

Welcome to the Maeve F at 28 Heritage Link in West Hawk, Cochrane - one of the community's HIGHEST ELEVATIONS, offering breathtaking MOUNTAIN VIEWS from the west-facing balcony, main floor, and primary bedroom. This 2,328 sq ft, 3+ bed, 2.5 bath home features a WALKOUT BASEMENT with 9' foundation walls and private REAR ENTRANCE, ideal for potential future development. GOURMET KITCHEN has cabinets adjusted for BUILT-IN APPLIANCES, quartz countertops, large island, chimney hood fan, and walk-through pantry to the mudroom. Cozy up to the 50" ELECTRIC FIREPLACE in the great room, or work from the MAIN-FLOOR FLEX OFFICE. Upstairs, the primary retreat boasts mountain views, a spa-inspired 5-PC ENSUITE with DUAL VANITIES, soaker tub, and a massive walk-through closet leading to upper laundry. Extended CONCRETE PATIO and 10'x10' DECK offer great outdoor living, front attached double garage, plus high-efficiency furnace, HWT, and HRV for year-round comfort. Photos are representative.