

# \$677,456 - 39 Heritage Heath, Cochrane

MLS® #A2203923

**\$677,456**

3 Bedroom, 3.00 Bathroom, 1,554 sqft  
Residential on 0.09 Acres

NONE, Cochrane, Alberta

Introducing the Metro Duplex 20, a thoughtfully designed home in the scenic hilltop community of West Hawk, Cochrane. Ideal for first-time buyers, investors, and those looking to right-size, this versatile duplex offers modern living with a bright, open-concept main floor. The spacious island kitchen seamlessly connects to the living and dining areas, creating a warm and inviting atmosphere. Upstairs, the smartly designed layout maximizes space, featuring a comfortable primary bedroom, two flexible secondary bedrooms, and a bonus room. The Metro Duplex 20 blends style and functionality, making it perfect fit for any lifestyle. Additional features include ATTACHED TWO CAR GARAGE, upper floor laundry, electric fireplace, iron spindle railing, FULLY LANDSCAPED BACKING ONTO A WALKING TRAIL, and SECONDARY ENTRANCE TO THE BASEMENT. All Cantiro Homes come equipped with SMART HOME FEATURES including smart thermostat, smart home security including door bell camera, keyless door lock and overhead garage door opener with wifi connection. There's still time to make this home uniquely yours! CHOOSE FROM A SELECTION of designer-curated interior color collections to match your style and vision.



West Hawk is a vibrant new residential community in the picturesque Town of Cochrane, offering an amenity-rich lifestyle in a stunning natural setting. Spanning 110 acres and rising nearly 70 metres in elevation from Highway 1A to the uplands, this exceptional location provides breathtaking panoramic VIEWS OF THE ROCKY MOUNTAINS AND JUST MINUTES AWAY FROM GHOST LAKE, the Foothills, and the Town of Cochrane to the west, south, and southeast.

Perched high above, West Hawk is designed to embrace its spectacular surroundings, allowing residents to enjoy endless moments of beauty and tranquility. With plans for future K-9 schools, families will have access to quality education close to home, making this community an ideal place to grow and thrive. Whether taking in the sweeping vistas or simply unwinding in the peaceful atmosphere, life here is all about elevated living at its finest.

\*PHOTOS ARE FROM THE SHOWHOME  
MAY NOT REFLECT THE INTERIOR  
SELECTIONS. Measurements were pulled from Blueprint drawings

Built in 2025

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2203923      |
| Price          | \$677,456     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,554         |
| Acres          | 0.09          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |

Style 2 Storey, Side by Side  
Status Active

### Community Information

Address 39 Heritage Heath  
Subdivision NONE  
City Cochrane  
County Rocky View County  
Province Alberta  
Postal Code T4C 0L3

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Double Vanity, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Back Lane, Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 3rd, 2025  
Days on Market 8

### Listing Details

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.