

# \$793,163 - 50 Heritage Heath, Cochrane

MLS® #A2203807

**\$793,163**

3 Bedroom, 3.00 Bathroom, 2,111 sqft  
Residential on 0.08 Acres

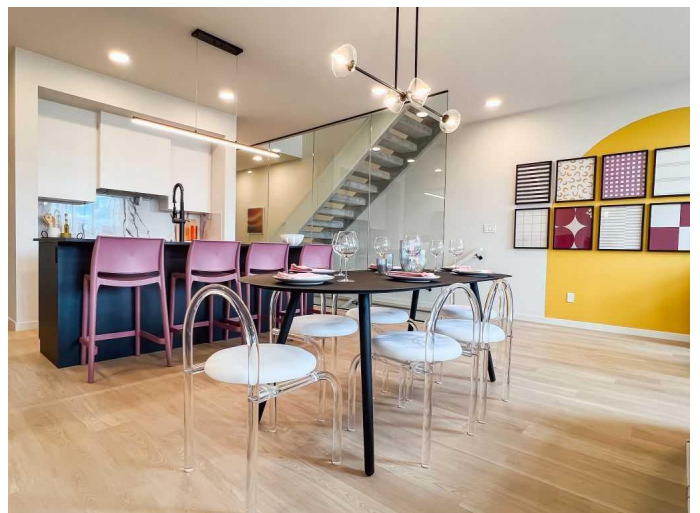
NONE, Cochrane, Alberta

Welcome to the Entertain Play 22, expertly designed by the award-winning Cantiro Homes.

This stunning home is crafted for those who love to entertain, featuring an expansive main level that seamlessly blends style and function. A spacious dining area and inviting living room with **ELECTRIC FIREPLACE**, provide the perfect setting for both formal and casual gatherings. The beautifully designed kitchen, complete with a large island, keeps you at the heart of the action.

A breathtaking **OPEN-TO-BELOW DESIGN** above the piano area enhancing the vibrant atmosphere.

Upstairs, you'll find two versatile secondary bedrooms, perfect for children's rooms, guest suites, or a stylish home office. The luxurious primary suite is a true retreat, including a 5-piece ensuite with **STAND ALONE SOAKER TUB**, **10M CUSTOM TILE AND GLASS SHOWER** and **OVERSIZED WALK-IN CLOSET**. 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.



TRIPLE PANE WINDOWS AND TANKLESS WATER HEATER adds to the home efficiency and comfort.

### West Hawk

community is thoughtfully designed around 27 acres of sloping Environmental Reserve, preserving native wildlife habitats and offering scenic viewpoints, rest areas, and a series of walking trails and ravine crossings. These features are integrated into Bike Cochrane's exclusive bike network, providing residents with easy access to nature. Phases 2 and 3 will further enhance the community with additional amenities, including an off-leash dog park and a playground, both expected to be completed by early fall 2025.

To maintain the natural beauty of the area, West Hawk is strategically planned, with over 50% of homes backing onto amenities such as the Environmental Reserve Ridge homes, the future dog park located in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. The community will also feature a future K-9 School site, adding to the family-friendly atmosphere and enhancing the overall quality of life for residents. ONLY 16 MINUTES TO GHOST LAKE \*All photos are taken from showhome and don't reflect exact finishing - buyers can still personalize the house and select interior finishing.

Built in 2025

### Essential Information

MLS® #	A2203807
Price	\$793,163
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,111
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	50 Heritage Heath
Subdivision	NONE
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T0T 0T0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 26th, 2025

Days on Market      6

### **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.