

# \$785,226 - 46 Heritage Heath, Cochrane

MLS® #A2203782

**\$785,226**

3 Bedroom, 3.00 Bathroom, 2,222 sqft  
Residential on 0.08 Acres

NONE, Cochrane, Alberta

Welcome to the Entertain Gather built by Cantiro Homes. This home is guaranteed to impress you, located in the beautiful and highly-sought after community of Westhawk, At 2169 SQUARE FEET, this open floor plan has a ton of natural light from the oversized windows and is a perfect place to entertain with a dining area that can seat 12. The flow of this home is designed for seamless transitions from cocktail hour to dinnertime to gathering in a great room for after dinner conversations with a SIDE DOOR FOR ANOTHER ENTRANCE. The upper level has large central bonus room, IRON SPINDLE RAILING, primary suite, complete with a large walk-in closet, 5-piece ensuite including a FREE-STANDING SOAKER TUB and fully tiled shower. Two large secondary bedrooms, laundry room, recreation room, & a 4-piece bathroom finishing off the second floor.

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. \*RMS measurements extracted from Builder Blueprint drawings, Photos from previous showhome and may not represent the exact finishing.

Built in 2025

### **Essential Information**

MLS® #	A2203782
Price	\$785,226
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,222

Acres 0.08  
 Year Built 2025  
 Type Residential  
 Sub-Type Detached  
 Style 2 Storey  
 Status Active



**Community Information**

Address 46 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 Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)  
 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 None  
 Lot Description Back Yard  
 Roof Asphalt  
 Construction Vinyl Siding  
 Foundation Poured Concrete

**Additional Information**

Date Listed March 26th, 2025

Days on Market 5

### **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.