

\$749,900 - 47 Heritage Heath, Cochrane

MLS® #A2262943

\$749,900

3 Bedroom, 3.00 Bathroom, 2,505 sqft

Residential on 0.08 Acres

NONE, Cochrane, Alberta

Welcome to this Beautifully Designed Home created for modern family living. The spacious dining area comfortably seats 12 OR MORE PEOPLE, providing the perfect setting for both intimate dinners and large family gatherings. The thoughtfully designed kitchen invites shared meal preparation, turning everyday cooking into an enjoyable experience at the heart of the home.

A versatile MAIN-FLOOR DEN offers flexibility and can be easily transformed into a dedicated homework area or a welcoming guest room. Upstairs, two generously sized bedrooms provide quiet retreats ideal for study or relaxation. The expansive PRIMARY BEDROOM serves as a private sanctuary, offering a peaceful escape where self-care takes center stage.

This home is filled with impressive details, including sleek HORIZONTAL ALUMINUM RAILINGS WITH CLEAR GLASS, an elegant ELECTRIC FIREPLACE that anchors the living space, SOARING 9FT FOUNDATIONS, and a desirable location BACKING ONTO THE ENVIRONMENTAL RESERVE.

Every Cantiro Home is equipped with modern comfort and efficiency in mind, featuring a TANKLESS WATER HEATER, TRIPLE PANE WINDOWS, and SMART HOME FEATURES such as a SMART THERMOSTAT, DOORBELL CAMERA, KEYLESS DOOR



LOCK, and WIFI-CONNECTED GARAGE DOOR OPENER.

The West Hawk community is thoughtfully designed around 27 ACRES OF SLOPING ENVIRONMENTAL RESERVE, preserving native wildlife habitats while offering residents scenic viewpoints, rest areas, and a network of WALKING TRAILS AND RAVINE CROSSINGS. These natural features are integrated into Bike Cochrane’s exclusive bike network, providing residents with seamless access to the outdoors.

Future community enhancements in Phases 2 and 3 include an OFF-LEASH DOG PARK and a PLAYGROUND, both expected to be completed by early fall 2025. Over 50% of the homes in West Hawk are strategically positioned to back onto key amenities such as the Environmental Reserve Ridge, the future dog park in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. A FUTURE 9 SCHOOL SITE will further enhance the family-friendly atmosphere and contribute to the exceptional quality of life for residents. Don't miss your chance to view this beauty today!

Built in 2025

Essential Information

MLS® #	A2262943
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,505
Acres	0.08
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	47 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in, Low Flow Plumbing Fixtures
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

Exterior

Exterior Features	None
Lot Description	Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	6
Zoning	TBD

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.