

**46 Heritage Heath  
Cochrane, Alberta**

**MLS # A2203782**



**\$785,225**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | NONE                   |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,222 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |  |                   |   |
|--------------------|--|-------------------|---|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | - |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |   |
| <b>Inclusions:</b> | None   |                   |   |

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.