



features a PRIVATE SIDE ENTRY OPTION and elegant IRON SPINDLE RAILINGS that add a refined architectural touch.

Every Cantiro Home comes complete with a TANKLESS WATER HEATER, TRIPLE PANE WINDOWS, and a suite of SMART HOME FEATURES, including a SMART THERMOSTAT, DOORBELL CAMERA, KEYLESS DOOR LOCK, and a WIFI-CONNECTED GARAGE DOOR OPENER.

Buyers still have time to personalize this home by CHOOSING FROM A RANGE OF DESIGNER-CURATED INTERIOR COLOR COLLECTIONS that reflect individual style and preferences.

West Hawk is a thoughtfully master-planned community centered around 27 ACRES OF PRESERVED ENVIRONMENTAL RESERVE. This area is designed to protect native wildlife habitats while offering residents scenic viewpoints, rest areas, and a network of WALKING TRAILS AND RAVINE CROSSINGS. These outdoor amenities are seamlessly integrated into Bike Cochraneâ€™s exclusive trail network, making it easy to explore nature by foot or by bike.

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 homes in West Hawk back onto key features like the Environmental Reserve Ridge, the upcoming dog park in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. A FUTURE Kâ€™S SCHOOL SITE is also planned, reinforcing the communityâ€™s family-friendly appeal and long-term livability.

Just moments away from GHOST LAKE, this home offers the perfect balance of nature and convenience. Please note: Photos shown are of the showhome and may not reflect selected interior finishes. Area size is based on RMS calculations from builder blueprints. Designed with future potential in mind, groundworks and rough-ins have been completed to accommodate a future legal development.

Built in 2025

### **Essential Information**

MLS® #	A2240105
Price	\$549,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,328
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	27 Heritage Heath
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3L3

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	46
Zoning	R-MX

## Listing Details

Listing Office	eXp Realty
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