



**3 Heritage Link
Cochrane, Alberta**

MLS # A2248829



\$719,145

Division: Heritage Hills

Type: Residential/House

Style: 2 Storey

Size: 2,234 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached, Parking Pad

Lot Size: 0.10 Acre

Lot Feat: Back Yard, Corner Lot

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Located in the new community of West Hawk, This home is steps away from future parks with stunning mountain and nature views. West Hawk is a peaceful, nature-surrounded Community. The Kiera model by Bedrock Homes invites you into a charming foyer area leading to a flex room, half bathroom, and mudroom that is right off the double car garage. An L-shaped kitchen at the rear of the home overlooks the spacious great room, dining area, perfect for hosting your family and friends. As you reach the second floor, you'll discover a cat walk leading over the great room towards the bonus room with a very large open to below space viewing the lower great room, the stunning focal point to this beautiful floorplan. The upstairs also features two secondary bedrooms, a full bathroom, laundry space and large primary bedroom with ensuite and walk-in closet. Photos are of a previously staged show home, the colors may not match, photos are representative.