

**16 Heritage Link  
Cochrane, Alberta**

**MLS # A2253351**



**\$698,145**

**Division:** Heritage Hills

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,065 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 3 **Baths:** 3

**Garage:** Double Garage Attached, Parking Pad

**Lot Size:** 0.08 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Cement Fiber Board, Metal Siding, Vinyl Siding, Wood Frame

**Zoning:** R-MX

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** N/A

This home boasts breathtaking unbeatable views from the rear of the home in your kitchen, dining room and primary bedroom! Located in the community of West Hawk where the peacefulness of nature meets convenience of city proximity. The Kiera Model has a beautiful open concept floorplan with a large, central open to above. This home also has a bedroom and full bathroom on the main floor, perfect for hosting or extra space! The open concept kitchen, dining room and main floor living room is perfect for hosting. This floorplan also features a beautiful bridge leading to your private primary bedroom. Also on the upper floor, there is a central bonus room, two spacious secondary bedrooms, a secondary bathroom, and laundry room. The unfinished basement with a bathroom rough-in and a rear-entry door leaves a world of possibilities just for the future owner. \*Photos are representative and of a previous show home\*