

# \$856,530 - 51 Heritage Heath, Cochrane

MLS® #A2203765

**\$856,530**

3 Bedroom, 3.00 Bathroom, 2,157 sqft

Residential on 0.08 Acres

NONE, Cochrane, Alberta

Welcome to the Family Aura 24 by award-winning Cantiro Homes! This stunning home perfectly balances functionality and elegance, offering thoughtful design elements to enhance everyday living. The TRADITIONAL HOMESITE Backing onto serene GREENSPACE offers peaceful views and a private backyard setting, INCLUDING 14'5"X12' REAR DECK WITH GLASS PANEL RAILING.

Step inside to discover this stunning 3-bedroom, 2.5-bath home, designed for both elegance and functionality. Find a main floor office, perfect for remote work or a quiet retreat. The heart of the home is the luxury kitchen, complete with premium finishes, high-end appliances, and a spacious island—ideal for entertaining. TRIPLE PANE WINDOWS are included for the added efficiency and comfort.

The breathtaking OPEN TO BELOW GREATROOM creates a grand yet inviting atmosphere, with soaring ceilings and large windows that flood the space with natural light, including an ELECTRIC FIREPLACE and sleek GLASS PANEL RAILING

Head upstairs to find a bonus room perfectly positioned at the back of the home, offering beautiful greenspace views—a perfect spot to relax. The upper level also includes three spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite, including STAND ALONE SOAKER TUB and 10m TILE AND GLASS SHOWER.



Plus, the 9-FOOT BASEMENT ceiling height adds to the spacious feel, offering incredible potential for future development and don't forget the OVERSIZED GARAGE to store all of your toys. 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. Located in West Hawk, Cochrane's premier new community, you'll enjoy breathtaking vistas of the Rocky Mountains, the Foothills, and the town below. With plans for a K-9 school within walking distance and an array of nearby amenities, this is an ideal place to call home"where modern living meets natural beauty, and every day comes with a spectacular view. ONLY 16 MINUTES TO GHOST LAKE.

Built in 2025

Essential Information

MLS® #	A2203765
Price	\$856,530
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,157
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	51 Heritage Heath
Subdivision	NONE
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s), Double Vanity, Pantry, Smart Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Microwave, Range Hood, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 26th, 2025
Days on Market	37

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.