

# \$734,895 - 3 Heritage Link, Cochrane

MLS® #A2248829

## \$734,895

3 Bedroom, 3.00 Bathroom, 2,234 sqft  
Residential on 0.10 Acres

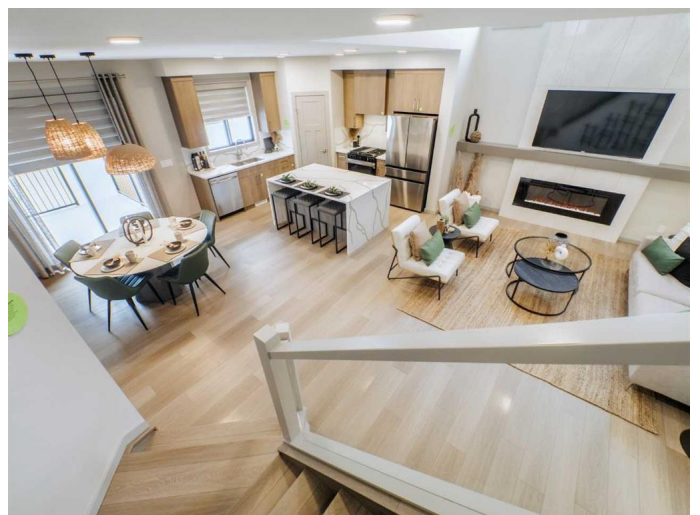
Heritage Hills., Cochrane, Alberta

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.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2248829  |
| Price      | \$734,895 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 2,234       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3 Heritage Link   |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2J8           |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Walk-In Closet(s), Bathroom Rough-in, Stone Counters |
| Appliances        | Range Hood                                                                                                                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                   |
| Cooling           | Other                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                                         |
| Fireplaces        | Electric, Insert                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                                                                          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Lighting              |
| Lot Description   | Back Yard, Corner Lot |
| Roof              | Asphalt Shingle       |

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Construction | Brick, Cement Fiber Board, Composite Siding, Vinyl Siding |
| Foundation   | Poured Concrete                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 28                |
| Zoning         | R-MX              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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