

# \$899,000 - 72 Heritage Ridge, Cochrane

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MLS® #A2256304

**\$899,000**

3 Bedroom, 3.00 Bathroom, 2,316 sqft

Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

Perched on a ridge with mountain views and backing onto a serene Environmental Reserve, this walkout home defines luxury living. Located in the sought-after community of West hawk, this 3-bedroom, 2.5-bathroom residence offers over 2,300 sq. ft. of thoughtfully designed living space. The main floor boasts an open-concept layout with soaring open-to-above ceilings in the living room, a cozy Gas fireplace with a unique design, and a dedicated home office. The chef's kitchen has custom soft-close cabinetry with hidden cabinet doors behind the island, quartz countertops, Samsung stainless steel appliances, a walkthrough pantry, and under-cabinet lighting. A mudroom adds extra convenience for busy households. Upstairs, the master retreat offers breathtaking mountain views, an elegant walk-in closet, and a spa-like ensuite with dual sinks, a 10mm glass shower door, a luxurious soaker tub, upgraded mirrors, and imported tiles. The bonus room provides additional space for entertainment or relaxation, while a laundry room adds everyday ease. Additional highlights include: 8 ft doors on the main floor, Custom built-in closets, Durable engineered hardwood flooring, 9 ft ceilings on the main & second floor, upgraded carpets, lighting, and plumbing fixtures, Double-car garage. The walkout basement is ready for your personal touch, offering endless possibilities for customization. Living in West hawk means easy access to parks, Future Dog park, bike



paths, shopping, and a quick drive to the mountains. Plus, this home comes with a Certified New Home Warranty for peace of mind. Donâ€™t miss this rare opportunityâ€”schedule your private viewing today!

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256304    |
| Price          | \$899,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,316       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 72 Heritage Ridge |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2J8           |

Amenities

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

Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No |
|-------------------|------------------------------------------------------------------------|



|                 |                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------|
|                 | Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances      | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Induction Cooktop                                       |
| Heating         | Forced Air, Natural Gas                                                                                                 |
| Cooling         | None                                                                                                                    |
| Fireplace       | Yes                                                                                                                     |
| # of Fireplaces | 1                                                                                                                       |
| Fireplaces      | Family Room, Gas                                                                                                        |
| Has Basement    | Yes                                                                                                                     |
| Basement        | Full, Walk-Out                                                                                                          |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                  |
| Lot Description   | Back Yard, Views, Environmental Reserve, No Neighbours Behind |
| Roof              | Asphalt Shingle                                               |
| Construction      | Brick, Vinyl Siding, Metal Siding                             |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 44                   |
| Zoning         | R-MX                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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