

**43 Heritage Ridge  
Cochrane, Alberta**

**MLS # A2298648**



**\$810,000**

<b>Division:</b>	Heritage Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,349 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot, Sloped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Brand New Home &ndash; Located in the desirable community of West Hawk, offering approximately 2,900 sq. ft. of total developed living space. This property features 4 bedrooms, 4 bathrooms, and a fully developed basement. The open-concept main floor showcases a spacious great room with gas fireplace and access to the front deck, a large kitchen with an oversized island, and a dedicated dining area with built-in cabinetry. A bright den with ample natural light and a full bathroom, completes the main level. The upper floor offers 3 bedrooms, including the primary bedroom with ensuite and walk-in closet. The other 2 bedrooms are spacious, perfect for kids, a full bathroom, and a large bonus room perfect for family relaxation or entertainment. The fully finished basement is designed for entertaining, featuring a spacious rec room, custom wet bar, one bedroom, and one full bathroom &mdash; ideal for guests or extended family. Please see the interior finishing details below: Flooring: &bull; Engineered hardwood on the main floor. &bull; Carpet on the second floor and basement. &bull; Tiles in the washrooms and mudroom. Kitchen: &bull; Painted finish cabinets. &bull; Quartz counter-tops. &bull; Appliance package &ndash; Attached in files. The home is a new build currently under construction - Completion end of May 2026. The home is inspected by a 3rd party inspector at Rough-In & Final Stage. Reports available. Renders are a visual representation of the home. Colours and materials may look different in person. Renderings and reference photos are for illustrative purposes only. Final colours, materials, finishes, and specifications may vary from the images shown.