

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

MLS® #A2256304

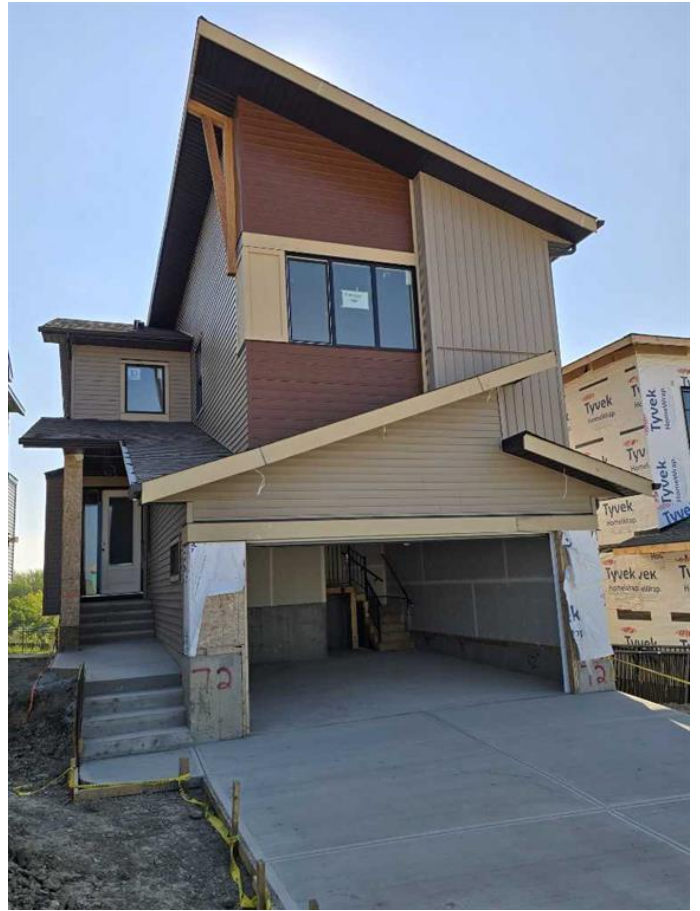
## \$899,000

3 Bedroom, 3.00 Bathroom, 2,316 sqft

Residential on 0.09 Acres

Heritage Hills., Cochrane, Alberta

Stunning Brand-New Walkout Home with Mountain Views backing onto a Environmental Reserve. Discover luxury living in this exceptional walkout home by Paragon Homes, a trusted and distinguished local builder. 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, Environmental Reserve, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 16th, 2025
Zoning	R-MX

## Listing Details

Listing Office	First Place 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.