



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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3 Heritage Link  
Cochrane, Alberta

MLS # A2232438



\$734,895

|             |                                                                                                                                                                                                                           |            |     |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                                                                   | Water:     | -   |
| Floors:     | Carpet, Vinyl Plank                                                                                                                                                                                                       | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                           | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                                                                                                          | LLD:       | -   |
| Exterior:   | Brick, Cement Fiber Board, Composite Siding, Vinyl Siding                                                                                                                                                                 | Zoning:    | TBD |
| Foundation: | Poured Concrete                                                                                                                                                                                                           | Utilities: | -   |
| Features:   | Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Stone Counters, Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                                                                                                       |            |     |

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 floor plan. 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.