# \$499,900 - 17 Heritage Manor, Cochrane

MLS® #A2209775

## \$499,900

3 Bedroom, 3.00 Bathroom, 1,588 sqft Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Home awaits in one of Cochrane's nature-inspired communities, West Hawk! Offering breathtaking mountain and foothill views, a future school site, a dog park, and direct access to a natural reserve, this community blends convenience with outdoor living. The Soho model by Akash Homes is thoughtfully designed for a growing family, featuring nearly 1,600 sq. ft. of open-concept living space with no condo fees. This townhome includes 3 bedrooms, 2.5 bathrooms, and stylish finishes such as 9 ft ceilings on the main floor, California knockdown ceilings, and quartz countertops throughout. Enjoy additional functional spaces like a second-floor laundry room with a full sink, a spacious back deck with railing, and a single oversized attached garage. With modern design and thoughtful details, this home offers the perfect balance of style and functionality. \*\*PLEASE NOTE\*\* HOME IS NOT BUILT! UNDER CONSTRUCTION! PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Built in 2025

## **Essential Information**

MLS® # A2209775 Price \$499,900







Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,588

Acres 0.06

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 17 Heritage Manor

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0L3

#### **Amenities**

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances None

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Rectangular Lot Roof Asphalt Shingle Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 8th, 2025

Days on Market 66

Zoning R2

# **Listing Details**

Listing Office Century 21 All Stars Realty Ltd.

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