

# \$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	136
Zoning	R2

## Listing Details

Listing Office      Century 21 All Stars Realty Ltd.

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