# \$539,900 - 36 Heritage Manor, Cochrane

MLS® #A2232403

# \$539,900

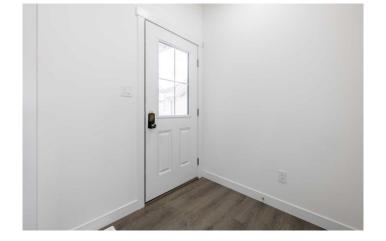
3 Bedroom, 3.00 Bathroom, 1,538 sqft Residential on 0.06 Acres

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-D features a WALKOUT BASEMENT, 3 bedrooms, 2.5 bathrooms and a front attached garage. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. \*\*PLEASE NOTE\*\* PICTURES ARE OF SHOWHOME/RENDERINGS; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE \*\* Home is UNDER CONSTRUCTION.







### Built in 2025

### **Essential Information**

MLS® # A2232403 Price \$539,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,538 Acres 0.06 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 36 Heritage Manor

Subdivision Heritage Hills.

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3K7

## **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 Full, Unfinished, Walk-Out

## **Exterior**

Exterior Features None

Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 23rd, 2025

Days on Market 14
Zoning R2

# **Listing Details**

# Listing Office Century 21 All Stars Realty Ltd.

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