

# \$534,900 - 17 Heritage Manor, Cochrane

MLS® #A2209775

**\$534,900**

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

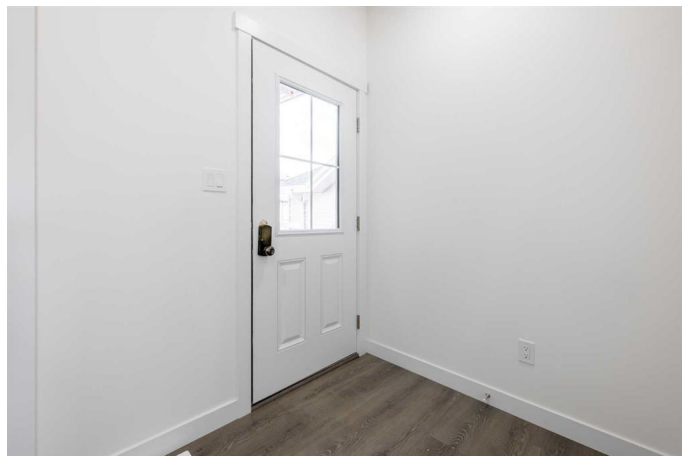
N/A, Cochrane, Alberta

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  | \$534,900 |



|                |                        |
|----------------|------------------------|
| 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 | N/A               |
| 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 | 14              |
| Zoning         | R2              |

## **Listing Details**

Listing Office            Century 21 All Stars Realty Ltd.

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