

780-832-5880

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43 Heritage Manor Cochrane, Alberta

MLS # A2265847



\$489,900

Heritage Hills					
Residential/Duplex					
2 Storey, Attached-Side by Side					
1,585 sq.ft.	Age:	2025 (0 yrs old)			
3	Baths:	2 full / 1 half			
Single Garage Attached					
0.06 Acre					
Rectangular Lot	t				
	Residential/Dup 2 Storey, Attach 1,585 sq.ft. 3 Single Garage A 0.06 Acre	Residential/Duplex 2 Storey, Attached-Side by Sid 1,585 sq.ft. Age: 3 Baths: Single Garage Attached	Residential/Duplex 2 Storey, Attached-Side by Side 1,585 sq.ft. Age: 2025 (0 yrs old) 3 Baths: 2 full / 1 half Single Garage Attached 0.06 Acre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: \$5000 APPLIANCE CREDIT TO THE BRICK

QUICK POSSESSION!! 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 offers a side entrance, three bedrooms, 2.5 bathrooms, and a front-attached garage. Designed with your lifestyle in mind, this home features modern upgraded finishes, 9-foot ceilings, and quartz countertops throughout. The main floor provides extra living space for family and friends to gather, while upstairs you'll find a convenient laundry room with a sink. Step outside to enjoy your back deck, perfect for relaxing or entertaining. With a thoughtful layout that blends comfort and functionality, the Soho is the perfect place to build lasting memories. **PLEASE NOTE** PICTURES ARE OF ACTUAL HOME. Home is now complete!