

# \$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	110
Zoning	R2

**Listing Details**

Listing Office	Century 21 All Stars Realty Ltd.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.