

# \$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	7
Zoning	R2

### **Listing Details**

Listing Office

Century 21 All Stars Realty Ltd.

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