# \$589,000 - 100 Heritage Manor, Cochrane

MLS® #A2235686

### \$589,000

3 Bedroom, 3.00 Bathroom, 1,610 sqft Residential on 0.07 Acres

NONE, Cochrane, Alberta

WALK-OUT BASEMENT, SOUTH FACING BACKYARD, 22 FEET WIDE DECK WITH PANORAMIC VIEWS !!!!! Welcome to the Levant, located in the newly developed community of West Hawk â€" a peaceful, nature-inspired neighborhood surrounded by scenic mountain views and steps from future parks. This thoughtfully designed home opens to a charming fover that leads to a versatile flex room, a convenient half bathroom with vanity sink, and a direct access to the double car garage. At the rear of the home, the L-shaped kitchen with 42" cabinetry overlooks a spacious great room and dining area and a 22 feet wide deck overlooking a spacious backyard and â€" perfect for entertaining family and friends. Upstairs, you're welcomed into a centrally located, spacious bonus roomâ€"perfect for family time or a cozy retreat. The second floor also features a large primary bedroom complete with a walk-in closet and private ensuite. Two generously sized secondary bedrooms, a full bathroom, and a convenient laundry area complete the upper level. QUARTZ COUNTERTOPS THROUGHOUT, ALL UNDERMOUNT SINKS, POT LIGHTS IN KITCHEN INCLUDED, 9 FEET BASEMENT CEILING. Call now for more details !!!





Built in 2026

#### **Essential Information**

MLS® # A2235686 Price \$589,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,610 Acres 0.07 Year Built 2026

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 100 Heritage Manor

Subdivision NONE

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3K8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters,

Separate Entrance, Soaking Tub

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Full, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line, Lighting, Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Front Yard, Sloped Down

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 11th, 2025

Days on Market 116

Zoning R-MX

# **Listing Details**

Listing Office URBAN-REALTY.ca

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