

# \$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 | 19              |
| Zoning         | R2              |

### **Listing Details**

Listing Office

Century 21 All Stars Realty Ltd.

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