

# \$509,900 - 47 Heritage Manor, Cochrane

MLS® #A2265856

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,589 sqft

Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

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 SHOWHOME/RENDERINGS; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE\*\*** Home is now complete!

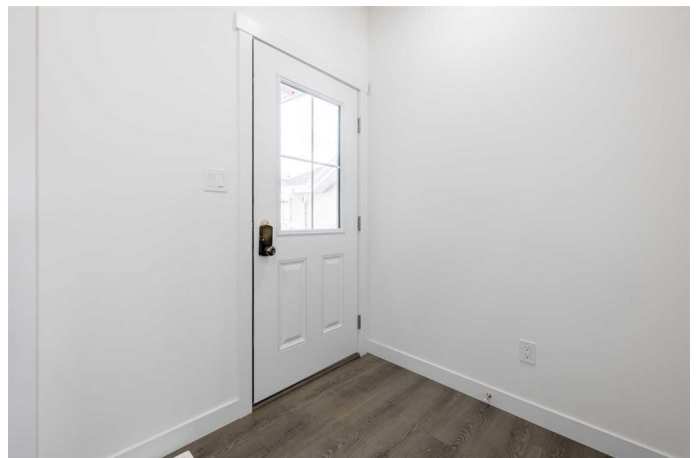
Built in 2025

## Essential Information

MLS® # A2265856

Price \$509,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,589                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 47 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          | Full                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 8                  |
| Zoning         | R-MX               |

### **Listing Details**

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

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