

# \$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 foyer 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, youâ€™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 | 100             |
| Zoning         | R-MX            |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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