

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

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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
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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	5
Zoning	R-MX

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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