



GRASSROOTS
REALTY GROUP

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**17 Heritage Manor
Cochrane, Alberta**

MLS # A2252581



\$464,900

Division: Heritage Hills

Type: Residential/Four Plex

Style: 2 Storey, Attached-Side by Side

Size: 1,588 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Single Garage Attached

Lot Size: 0.06 Acre

Lot Feat: Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: \$5000 BRICK CREDIT

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 model by Akash Homes is thoughtfully designed for a growing family, featuring nearly 1,600 sq. ft. of open-concept living space with no condo fees. This townhome includes 3 bedrooms, 2.5 bathrooms, and stylish finishes such as 9 ft ceilings on the main floor, California knockdown ceilings, and quartz countertops throughout. Enjoy additional functional spaces like a second-floor laundry room with a full sink, a spacious back deck with railing, and a single oversized attached garage. With modern design and thoughtful details, this home offers the perfect balance of style and functionality. ****PLEASE NOTE** HOME IS NOT BUILT! UNDER CONSTRUCTION! PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.**