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17 Heritage Manor Cochrane, Alberta

MLS # A2252581



\$499,900

Division:	Heritage Hills				
Type:	Residential/Four Plex				
Style:	2 Storey, Attached-Side by Side				
Size:	1,588 sq.ft.	Age:	2025 (0 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, Separate/Exterior Entry, Unfinished	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.