



GRASSROOTS
REALTY GROUP

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**47 Heritage Manor
Cochrane, Alberta**

MLS # A2265856



\$489,900

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,589 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	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: \$5000 APPLIANCE CREDIT TO THE BRICK

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 ACTUAL HOME. Home is now complete!