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71 Heritage Manor Cochrane, Alberta

MLS # A2267921



\$549,900

Division:	Heritage Hills					
Type:	Residential/Duplex					
Style:	2 Storey, Attached-Side by Side					
Size:	1,677 sq.ft.	Age:	2025 (0 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Double Garage Attached, See Remarks					
Lot Size:	0.07 Acre					
Lot Feat:	Back Yard, Red	tangular Lot				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: \$5000 APPLIANCE CREDIT TO THE BRICK

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. With 1,677 square feet of open-concept living space, the Richmond is built with your growing family in mind. This duplex features 3 bedrooms, 2.5 bathrooms, a side entry, and a front-attached garage. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blend style and functionality for your family to build endless memories.