



**71 Heritage Manor
Cochrane, Alberta**

MLS # A2267921

\$529,900



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