



**43 Heritage Manor
Cochrane, Alberta**

MLS # A2278279



\$489,900

Division: Heritage Hills

Type: Residential/Duplex

Style: 2 Storey, Attached-Side by Side

Size: 1,585 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: R-MX

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: \$5000 BRICK CREDIT

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!