



**100 Heritage Manor
Cochrane, Alberta**

MLS # A2290923



\$549,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,610 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Sloped Down		

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-MX

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub

Inclusions: NA

OPEN HOUSE SATURDAY MARCH 28 (1.00PM TO 4.00PM) WALK-OUT BASEMENT, SOUTH FACING BACKYARD, 22 FEET WIDE DECK WITH PANORAMIC VIEWS !!!!! Welcome to the Levant, located in the newly developed community of West Hawk — a peaceful, nature-inspired neighborhood surrounded by scenic mountain views and steps from future parks. This thoughtfully designed home opens to a charming foyer that leads to a versatile flex room, a convenient half bathroom with vanity sink, and a direct access to the double car garage. At the rear of the home, the L-shaped kitchen with 42" cabinetry overlooks a spacious great room and dining area and a 22 feet wide deck overlooking a spacious backyard and — perfect for entertaining family and friends. Upstairs, you’re welcomed into a centrally located, spacious bonus room—perfect for family time or a cozy retreat. The second floor also features a large primary bedroom complete with a walk-in closet and private ensuite. A spacious Bonus Room, two generously sized secondary bedrooms, a full bathroom, and a convenient laundry area complete the upper level. QUARTZ COUNTERTOPS THROUGHOUT, ALL UNDERMOUNT SINKS, POT LIGHTS IN KITCHEN INCLUDED, 9 FEET BASEMENT CEILING. Call now for more details !!!