



**80 Heritage Manor  
Cochrane, Alberta**

**MLS # A2293313**



**\$569,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,806 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Sloped Down		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 Harris-II, located in the newly developed community of West Hawk &mdash; 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 &mdash; perfect for entertaining family and friends. Upstairs, you&rsquo;re welcomed into a centrally located, spacious bonus room&mdash;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 5-piece ensuite. A spacious bonus room, two generously sized secondary bedrooms, a full bathroom, and a convenient laundry room complete the upper level. QUARTZ COUNTERTOPS THROUGHOUT, ALL UNDERMOUNT SINKS, POT LIGHTS IN KITCHEN INCLUDED, 9 FEET BASEMENT CEILING. Call now for more details !!! Interior pictures are for reference only and from other listing (108 Heritage Manor)