



**104 Heritage Manor  
Cochrane, Alberta**

**MLS # A2304483**



**\$549,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,701 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		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

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

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-MX

**Utilities:** -

**Inclusions:** NA

OPEN HOUSE SATURDAY APRIL 25 and SUNDAY APRIL 26 - 1.30PM TO 5.00PM - 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 &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/office space, a convenient half bathroom, 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 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, 9 FEET BASEMENT CEILING. Call now for more details !!!