

# \$549,900 - 71 Heritage Manor, Cochrane

MLS® #A2233705

## \$549,900

3 Bedroom, 3.00 Bathroom, 1,677 sqft  
Residential on 0.07 Acres

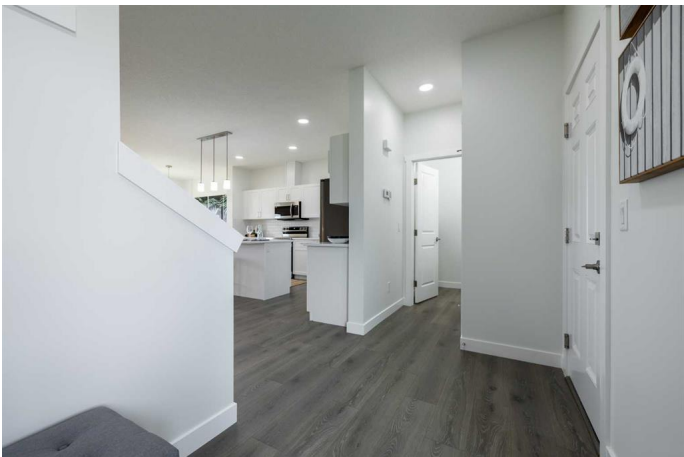
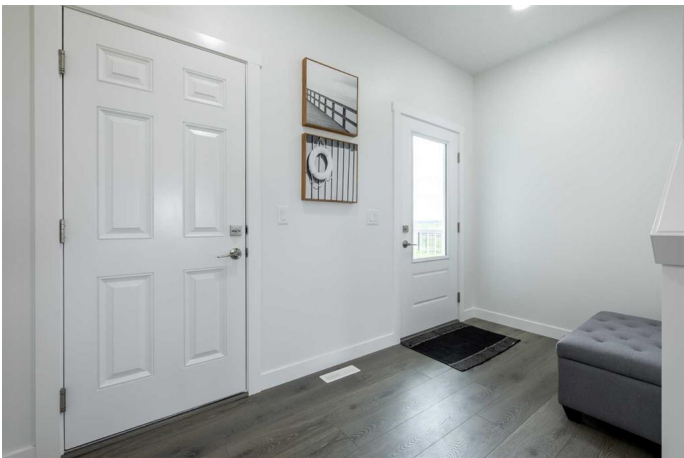
Heritage Hills., Cochrane, Alberta

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.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2233705      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,677         |
| Acres          | 0.07          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 71 Heritage Manor |
| Subdivision | Heritage Hills.   |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3K7           |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Double Garage Attached, See Remarks |
| # of Garages   | 2                                   |

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | See Remarks                      |
| Appliances        | None                             |
| Heating           | Forced Air, Natural Gas          |
| Cooling           | None                             |
| Has Basement      | Yes                              |
| Basement          | Full, Exterior Entry, Unfinished |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Concrete, Wood Frame       |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 128             |
| Zoning         | R-MX            |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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