



GRASSROOTS
REALTY GROUP

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55 Heritage Manor
Cochrane, Alberta

MLS # A2314683



\$489,999

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,578 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, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome home to one of Cochrane's most nature inspired communities, West Hawk in Heritage Hills. Surrounded by breathtaking mountain and foothill views, future school sites, a dog park, direct access to natural reserve areas, and endless outdoor amenities nearby, this community perfectly blends lifestyle and convenience. This Akash home, the SOHO-D, has been barely lived in and shows like a true show home, offering exceptional pride of ownership throughout. From the inviting entryway to the bright and modern main floor, every detail has been thoughtfully designed. The stunning kitchen features white cabinetry, quartz countertops, an upgraded appliance package, and a center island with breakfast bar seating, all opening seamlessly to the cozy great room to create the perfect space for everyday living and entertaining. Enjoy direct access to the backyard and large deck off the kitchen and great room area, ideal for summer BBQs and outdoor relaxation. Recently professionally painted and finished with stylish vinyl plank flooring throughout the main level, the home feels fresh, modern, and completely move in ready. A convenient 2-piece powder room completes the main floor. Upstairs, you will find 3 spacious bedrooms, including a large primary retreat with a walk in closet and private ensuite, along with two additional good-sized bedrooms, a full 4-piece bathroom, and an upper floor laundry room complete with a sink, quartz countertop, and almost new full-size front-loading washer and dryer. Both upstairs bathrooms are beautifully finished with matching quartz countertops and luxury vinyl tile, creating a cohesive and elevated feel throughout the upper level. One of the standout features of this home is the upgraded window covering package throughout, all professionally installed and included with the sale, something often not offered in

competing new construction homes. Combined with the full appliance package already in place, this home is truly turnkey and ready for immediate possession. The unfinished lower-level features rough in plumbing and awaits your future development ideas. A separate side entry offers excellent flexibility and future potential. Completing the home is a single attached garage, 9 foot ceilings, and a functional layout that beautifully blends style, comfort, and practicality for families looking to create lasting memories. A bonus when comparing to new construction — there is NO GST, offering exceptional value while still enjoying the feel and finish of a nearly brand-new home.