



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107 Heritage Manor
Cochrane, Alberta

MLS # A2314960



\$570,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,799 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:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

This home features over 1800 square feet of thoughtfully designed living space, featuring an open-concept main floor with LVP flooring throughout and a designer kitchen complete with quartz countertops, a Silgranit double bowl sink, and ceiling-height cabinets. The main floor includes a functional mudroom and a private den, ideal for a home office or flexible living space. The spacious living room includes an electric fireplace and large, expansive windows. Bathrooms feature quartz counters, upgraded tile flooring, and Delta plumbing fixtures. The ensuite includes double sinks, a large walk-in shower, and a separate water closet. A separate side entry provides the option for potential future development. Select images contain digitally rendered appliances for illustrative purposes. Appliances included in the purchase price will be installed prior to possession. Exterior image is a rendering used to illustrate elevation only. Photos representative.