



GRASSROOTS
REALTY GROUP

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**96 Heritage Manor
Cochrane, Alberta**

MLS # A2322893

\$569,000



Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,702 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:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub		

Inclusions:	NA
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WALK-OUT LOT, SOUTH FACING BACKYARD, 22 FEET WIDE DECK WITH PANORAMIC VIEWS !!!!! Welcome to the Levant, located in the newly developed community of West Hawk — 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. Towards the middle 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 — perfect for entertaining family and friends. Upstairs, you’re welcomed into a centrally located, spacious bonus room—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 !!! Interior pictures are from another house (For reference only)