



GRASSROOTS
REALTY GROUP

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83 Heritage Manor Cochrane, Alberta

MLS # A2333350



\$540,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,885 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	Water:	-
Floors:	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: Bathroom Rough-in, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE, SAT OCT 3, 3:30-5:30 PM Nestled in West Hawk, one of Cochrane's newest and most desirable communities, 83 Heritage Manor is a beautifully crafted home by Luxuria Homes that pairs elevated finishes with an unbeatable setting. West Hawk itself is known for its elevated position, with views stretching toward the Rocky Mountains and surrounding foothills, and is a community built for outdoor living, complete with scenic walking trails, natural reserve space, and a genuine neighbourhood feel. This home sits just a couple of doors down from the walking path, giving you quick, easy access to the trails without being right on top of them. With over 1,800 square feet of well-planned living space, this home is designed to feel as relaxed as it is functional. The main floor is open and airy, finished with LVP flooring throughout, and centred around a designer kitchen with quartz countertops, a Silgranit double bowl sink, and cabinetry that runs all the way to the ceiling. A practical mudroom keeps the daily shuffle in check, and a private den provides a flexible space for working from home, a playroom, or a cozy sitting area. The living room is warm and inviting, with an electric fireplace as its centrepiece and oversized windows that flood the room with natural light. Head upstairs and you're greeted by a large, sun-filled bonus room, perfect for movie nights or a second living space. The primary suite delivers a true spa-like feel, with a walk-in closet, walk-in shower, double sinks, and a separate water closet for privacy. The bathrooms carry the same upscale finishes throughout the home, including quartz counters, upgraded tile flooring, and Delta plumbing fixtures. Two more bedrooms and a well-placed laundry room complete the upper floor. Downstairs, a separate side entry leaves the door open for future basement development, giving this home

even more long-term potential. West Hawk itself is what sets this property apart. With walking trails just steps away, natural green space throughout the community, a future school site, and plans for a dog park and playground, it's a neighbourhood built for families and anyone who wants nature close at hand, all just minutes from downtown Cochrane and a short drive to Calgary. A home this well-finished, in a community this connected, won't last. Book your private showing of 83 Heritage Manor today.