



GRASSROOTS
REALTY GROUP

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91 Heritage Manor
Cochrane, Alberta

MLS # A2344165

\$540,000

Division:	Heritage Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,883 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Other, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	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, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE, SAT OCT 3, 3:30-5:30 PM Some homes ask you to keep up. This one asks you to slow down. 91 Heritage Manor is the newest offering from Luxuria Homes in West Hawk, one of Cochrane's most exciting new communities. Set on elevated land with the Rocky Mountains and rolling foothills as your backdrop, West Hawk was built for people who want their neighbourhood to feel like part of their lifestyle, not just where they park the car. Walking trails wind through the community, natural green space surrounds it, and there's a genuine sense of belonging here that's hard to find in new construction. Step inside and the open-concept main floor sets the tone immediately: LVP flooring underfoot, natural light pouring through the windows, and a kitchen that feels as good to cook in as it looks. Quartz countertops, a Silgranit double bowl sink, and cabinetry that stretches to the ceiling give it a polished, custom feel. A mudroom off the entry keeps life organized, and a private den offers the kind of flexible space every household eventually wishes it had, whether that's a home office, a reading nook, or somewhere for the kids to spread out. In the living room, an electric fireplace and oversized windows make it easy to picture slow mornings and quiet evenings here. Upstairs is where this home really opens up. A bright, oversized bonus room gives you room to gather, unwind, or just have somewhere that isn't the living room. The primary suite is a proper retreat, with a walk-in closet, a walk-in shower, double sinks, and a separate water closet so mornings never feel rushed. The bathrooms throughout carry quartz counters, upgraded tile, and Delta fixtures, the kind of finishing touches you feel more than you notice. Two more bedrooms and a conveniently placed laundry room round things out, and downstairs, a separate side entry keeps the door open for future basement

development, whenever you're ready for it. At just over 1,800 square feet, this home gives you exactly the space you need, in exactly the kind of community that makes coming home feel good. Book your private showing of 91 Heritage Manor and see what West Hawk living is all about.