

# \$539,900 - 39 Heritage Manor, Cochrane

MLS® #A2233695

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,634 sqft  
Residential on 0.06 Acres

Heritage Hills., Cochrane, Alberta

Home awaits in one of Cochrane’s nature-inspired communities, West Hawk! Offering breathtaking mountain and foothill views, a future school site, a dog park, and direct access to a natural reserve, this community blends convenience with outdoor living. With 1,624 square feet of open-concept living space, the Richmond WALKOUT is built with your growing family in mind. This duplex features 3 bedrooms, 2.5 bathrooms, a side entry, and a front-attached garage. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blend style and functionality for your family to build endless memories.

Built in 2025

## Essential Information

MLS® #	A2233695
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,634
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached



Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	39 Heritage Manor
Subdivision	Heritage Hills.
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3K7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, See Remarks
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	8
Zoning	R-MX

### Listing Details

Listing Office	Century 21 All Stars Realty Ltd.
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