



**GRASSROOTS**  
REALTY GROUP

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**292 Paint Horse Drive  
Cochrane, Alberta**

**MLS # A2225539**



**\$689,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,957 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Front Drive, Garage Door Opener,		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to your dream home in the vibrant, family-friendly community of Heartland. This well-loved property offers everything your family needs to live comfortably and stylishly. Step into the spacious foyer and feel instantly at home. The main floor features a welcoming family room with a cozy gas fireplace, perfect for relaxing after a long day. The open-concept kitchen is a chef's dream, complete with granite countertops, a gas stove, and plenty of space for cooking and entertaining. Upstairs, a bright and airy bonus room with a vaulted ceiling creates the perfect space for family movie nights or a kids' playroom. The upper-level laundry adds extra convenience to your daily routine. Just a few steps up, the bedroom level offers peaceful privacy, including a primary bedroom with vaulted ceiling, large walk-in closet, and a full ensuite with granite countertops and double sinks. The fully finished basement provides even more space for your family to enjoy, featuring a fourth bedroom, a modern bathroom with in-floor heating, and a spacious recreation room perfect for games, guests, or a home gym. Outside, the beautifully landscaped backyard is ideal for entertaining and relaxing. Deck with a privacy screen is perfect for summer BBQs, while the stone patio at grade level includes a stunning stone firepit — the ultimate gathering spot for evenings under the stars. The oversized double front attached garage is heated and easily fits a pickup truck, and the extra-wide driveway offers plenty of room for parking. Located close to many great parks and playgrounds, this home is nestled in a welcoming community that supports an active, family-oriented lifestyle. Don't miss your chance to make this super Heartland family home your own. Contact your realtor today to schedule a private showing

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