



GRASSROOTS
REALTY GROUP

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**267 Paint Horse Drive
Cochrane, Alberta**

MLS # A2233071



\$662,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,822 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Level, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Window Coverings.

Welcome to Heartland! Nestled on the west side of Cochrane, this vibrant community offers an array of amenities, from Rueben's Fresh Veggies to Tim Horton's, Cabeza Grand Mexican Restaurant, Pharmacy, Daycare Centre, and more. Streets adorned with trees and pathways lead to parks, green spaces, and a future school site, while a scenic walking path beckons you to the Bow River. Built in 2017, this well maintained FULLY FINISHED home with a WEST-FACING, private yard complete with a DOUBLE DECK, an area for a hot tub is perfect for outdoor entertaining, relaxing in privacy or a space for the kids to play. The bright, WHITE kitchen features GRANITE COUNTERTOPS, an island with breakfast bar seating, stainless steel appliances and an ample sized pantry. The open-concept main floor is finished with tile and LVP flooring, a powder bathroom, a cozy living and dining area for the family to gather. Upstairs, a generous centrally located bonus room creates the perfect divide between the 3 spacious bedrooms. The primary offers an amazing layout with TWO closets and a 4 piece ensuite with DUAL VANITIES. The laundry room is conveniently located with extra storage for all your linens. The FULLY FINISHED BASEMENT offers a family room, storage room, a full bathroom with tub and shower, and a large FOURTH bedroom for your guests. Additional features include AIR CONDITIONING and a prime location on a quiet side street that is steps away from the park and open green space — this house truly has it all for a family to call home. Call your favourite realtor and book your showing today!