



GRASSROOTS
REALTY GROUP

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**100 Paint Horse Drive
Cochrane, Alberta**

MLS # A2233477



\$749,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,335 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Level, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hot Tub, Freezer, Home Theatre Screen, Shed, Alarm Panel, Attached Shelving-All in house and garage, TV Mounting Brackets-All, Garage Door Remote(1)

Welcome to this EXCEPTIONAL 4-bedroom, 3.5-bathroom home OFFERING over 3,200 square feet of BEAUTIFULLY DEVELOPED LIVING SPACE. Located on a DESIRABLE END CORNER LOT with BEAUTIFUL MOUNTAIN VIEWS in the sought-after community of Heartland, this modern and bright residence showcases PRIDE of OWNERSHIP and thoughtful upgrades throughout. Key Features: SPACIOUS AND OPEN LAYOUT** Featuring 9-foot ceilings and large windows with two additional windows in the living room added in 2022 filling this home with natural light and an airy atmosphere. CHEF'S KITCHEN:** Equipped with GRANITE COUNTERS, a large island, plenty of counter space, decorative neutral backsplash, MODERN STYLISH CABINETRY, STAINLESS STEEL APPLIANCES, and a WALKTHROUGH PANTRY with an additional sink and convenient garage entry mudroom — perfect for family living and entertaining. CONFORT AND STYLE** Repainted cupboards and stairwells, new light fixtures, upgraded railings, and fresh paint throughout enhance the modern aesthetic. VERSATILE LIVING SPACES** A cozy fireplace in the living room and a newly added fireplace in the bonus room create inviting spaces for relaxation and gatherings. MASTER RETREAT AND BEDROOMS** Spacious bedrooms including a luxurious primary suite complete with 5 piece ensuite and walk-in closet all providing ample space for family and guests. UPPER FLOOR FEATURES** Comfortable bonus room with additional fireplace, Convenient laundry room, 4 piece main bathroom ADDITIONAL HIGHLIGHTS** FULLY DEVELOPED BASEMENT offering extra living or entertainment space INSULATED OVERSIZED DOUBLE ATTACHED GARAGE and ADDITIONAL SHELIVING for storage LOW MAINTENANCE SIDE YARD,

LANDSCAPING — trees, bushes, rocks, and a deck extension perfect for outdoor enjoyment Relax in the HOT TUB and enjoy the sunsets. The thoughtfully designed BACKYARD is FULLY FENCED - a great space for family enjoyment or entertaining guests. Also included is an alarm panel for security and Central Vacuum System for added convenience. This home seamlessly combines comfort, functionality, and style, making it the perfect place to call home. Don’t miss the opportunity to enjoy stunning mountain views and vibrant community lifestyle. Located on the Western edge of Cochrane, you can quickly access Bow Valley Trail or Highway 22 to commute to the center of Cochrane or Calgary. DON'T MISS THIS EXCEPTIONAL HOME!! Schedule your viewing today!