



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**301, 32 Horseshoe Crescent
Cochrane, Alberta**

MLS # A2234798



\$398,500

Division:	Heartland		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,181 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: NA

Welcome home. Tucked into the community of Heartland. This bright and beautifully laid-out end-unit townhome is ideally situated next to a park, offering peaceful views, added privacy, and abundant natural light from every angle. Featuring over 1300 sq. ft. of thoughtfully designed living space from the upper floors and your spacious ground floor entrance & mudroom, this is it! From your windows, take in green space and mature trees, instead of a neighbour's wall, creating a refreshing and open feel throughout the home. Inside, you'll love the white quartz countertops, classic white shaker cabinets, and a thoughtfully designed floorplan—arguably one of the best in the complex. The kitchen features a dedicated dining nook framed by oversized windows, a pantry, and ample storage to keep everything neatly tucked away. The double attached garage offers convenience year-round, and includes built-in shelving to maximize functionality—perfect for bikes, gear, and seasonal storage. Upstairs, you'll find three well-sized bedrooms and two full bathrooms, including a spa-like 4-piece ensuite in the primary suite. All bathrooms throughout the home are upgraded with quartz countertops and wood vanities, adding both style and cohesion. Even the primary walk-in closet features a large window, showing that no opportunity for natural light was overlooked. Every nook has been carefully considered to ensure function meets comfort, and the result is a home that feels light, airy, and easy to live in. You'll also appreciate the welcoming front porch and a sunny balcony—perfect for sipping coffee while watching the kids play across the street at the park. Located within walking distance to Tim Hortons, local shops, restaurants, and public amenities, this is more than a starter home—it's a lifestyle. With quick

access to Highway 1, you're just 25 minutes to Calgary and under 45 minutes to Canmore, making it the ideal location for both commuters and weekend adventure seekers. This is the one that combines value, layout, and location—all in one bright and beautifully positioned package. Welcome to Heartland. Welcome home.