



GRASSROOTS
REALTY GROUP

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**284 Paint Horse Drive
Cochrane, Alberta**

MLS # A2252503



\$669,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SATURDAY 18 OCTOBER 1-3 PM. Spectacular 2 storey home in the desirable community of Heartland with a double attached garage. This well appointed modern 3 bed, 2.5 bath home, has lot of upgrades. Featuring, 9' ceilings on the main floor & luxurious hardwood flooring. Open concept main floor with large windows, bringing in loads of natural light. The sleek kitchen features stainless steel appliances including white quartz counter tops, a built in microwave, tiled back splash and modern white extra tall cabinetry offering plenty of counter and storage space. Dining area adjacent to the kitchen and living room with back patio door leading to the fully landscaped private back yard perfect for outside entertaining. Sizeable mudroom and 2 piece bathroom complete the main floor. Retire upstairs to the spacious primary bedroom with walk-in closet & 5 piece ensuite including double sinks, large stand-up shower and deep soaker tub. There are two additional bedrooms, another 4 piece bath, convenient upstairs laundry room and huge bonus room. The basement also has 9' ceilings, is insulated and has roughed in plumbing awaiting your design ambitions. Zero-scaped front yard. Conveniently located & close to Play Ground; Schools and Shopping. Don't miss out on this opportunity. Call today for your private viewing.