



GRASSROOTS
REALTY GROUP

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**204 Paint Horse Drive
Cochrane, Alberta**

MLS # A2261599



\$689,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,773 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	Main level TV mount		

Charming fully finished family home located in the heart of Heartland. Situated across from the park, sunlight floods into the vaulted bonus room, offering picturesque views! Featuring 3 bedrooms and 3.1 baths, this fully finished home is designed for your family's comfort. The open concept main living area includes a cozy fireplace, while the finished basement offers a 4-piece bath and ample storage. The spacious, bright bonus room with vaulted ceilings overlooks a beautiful park and green space. New carpet and freshly painted through-out the upper level. Lower level offers finished space and a 4pce bath, plus loads of storage! The backyard boasts new sod, raised garden box, and a covered deck with louvered screens for ultimate privacy and relaxation. Front yard is hard scaped offering no maintenance and great curb appeal! Close to walking trails and the Bow River path system. Easy access to the mountains and the highway to Calgary. This home truly has it all—don't miss out on this gem!