



GRASSROOTS
REALTY GROUP

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**68 Thoroughbred Boulevard
Cochrane, Alberta**

MLS # A2267426



\$720,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,553 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	2x TV Mounts, Garage Pulleys, Alarm Hardware, Hot Tub		

Welcome to your dream family home at 68 Thoroughbred Boulevard in Heartland, Cochrane. Bright, spacious, and beautifully maintained, this impressive two-story offers over 2,550 square feet of thoughtfully designed living space that is perfect for both family life and entertaining. As you step inside, you are greeted by a front office with double glass doors, ideal for working from home or creating a quiet study space. The open-concept main floor features a stylish living room with an electric fireplace and a chef's kitchen with quartz countertops, stainless steel appliances, a touch-tap faucet, a garburator, and a nearly new fridge (2023). The large central island and walk-through pantry provide plenty of space for cooking and storage, while the adjoining dining area is perfect for family gatherings. Upstairs you will find one of the home's biggest highlights: four spacious bedrooms, all on the same level. The vaulted bonus room includes a built-in desk, creating a versatile space for work or relaxation. The luxurious primary suite features another vaulted ceiling, walk-in closet, and a beautiful five-piece ensuite with dual sinks, a soaking tub, and a glass shower. A convenient upstairs laundry room and additional full bathroom complete the upper level. This backyard is so inviting, with a new privacy wall on the deck, a brand-new hot tub (2025), and columnar aspen trees that will fill in over time to create an even more secluded outdoor retreat. The exposed aggregate driveway and double attached garage(19'10" x 21'11") add both beauty and practicality to the property. Additional features include hot water on demand (3 years old), a two-zoned high-efficiency furnace with air conditioning, and basement bathroom rough-ins ready for future development. Located in the welcoming community of Heartland, you will love the access to parks, schools, and Cochrane's

scenic walking paths and local shops.