



**GRASSROOTS**  
REALTY GROUP

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**1201, 32 Horseshoe Crescent  
Cochrane, Alberta**

**MLS # A2272403**



**\$449,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

HERE IS YOUR CHANCE TO OWN A MODERN 3-STOREY END UNIT WITH BREATHTAKING MOUNTAIN VIEWS! Located in the sought-after community of Heartland, this home offers the perfect blend of comfort, charm, and convenience. With parks, playgrounds, pathways, local shops, and essential amenities just minutes away, Heartland provides a welcoming atmosphere ideal for everyday living and easy commuting. As you enter the home, you'll head upstairs to the bright and open main living area. This level features beautiful engineered hardwood, a spacious living and dining area, and a sleek kitchen complete with quartz counters, an eat-up island, pantry, and a NEW microwave hoodfan. A convenient 2-pc bath completes this floor. Upstairs, discover two generous primary suites, each with its own ensuite and walk-in closet, offering privacy and versatility for guests, roommates, or a home office setup. The new washer and dryer add even more convenience. Enjoy unobstructed mountain views from your end-unit windows and the practicality of a double attached garage. With thoughtful upgrades and an incredible Heartland location close to every amenity, this 3-storey townhome truly checks all the boxes.