



**305, 32 Horseshoe Crescent
Cochrane, Alberta**

MLS # A2283779



\$399,000

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,350 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Shelving, Attached TV in living room, Fireplace in living room.

Welcome to 32 Horseshoe Crescent. Tucked into the quiet NW corner of Cochrane, this bright and inviting 3-bedroom, 2.5-bath home is the kind of place that immediately feels easy to live in. Morning light pours in through the east-facing balcony, where you can sip your coffee as the day begins, and with a gas hookup already in place, summer BBQs and effortless outdoor entertaining are a given. Inside, beautiful hardwood floors, fresh paint, and an airy, open layout create a space that feels both warm and refreshed. The main living areas flow comfortably for everyday life, whether you’re hosting friends or enjoying a quiet night in. The kitchen is spacious and bright with a large sit up island, gorgeous countertops and 2 pantry cupboards. Good sized open living room with electric fireplace and those beautiful floors! Upstairs, three well-proportioned bedrooms offer room to grow, including a calm primary retreat, plus the convenience of multiple bathrooms to keep busy mornings running smoothly. Step outside and you’re just moments from the river pathways, perfect for morning walks, evening bike rides, or clearing your head after a long day, all while being tucked away in a peaceful, low-traffic setting. Whether you’re buying your first home, adding to your investment portfolio, or looking for something low-maintenance in a great location, this home truly checks all the boxes. Bright, quiet, and beautifully maintained, 32 Horseshoe Crescent is ready for its next chapter, and yours!