



GRASSROOTS
REALTY GROUP

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**102, 32 Horseshoe Crescent
Cochrane, Alberta**

MLS # A2283847



\$429,900

Division:	Heartland		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,198 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions:	None
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Visit REALTOR® website for additional information. Across from the park in the heart of Heartland, this cheerful 3-bedroom home instantly feels like the right place to be. Sunlight pours through every window, filling the open main floor with warmth and an easy, welcoming vibe. The kitchen truly anchors the home – spacious, functional, and made for real life. Whether you’re meal-prepping for the week or hosting friends, you’ll love the generous counter space, modern range, and effortless flow into the living and dining areas. Upstairs, three bright and comfortable bedrooms await, including a large primary suite that feels like your own private retreat, complete with a walk-in closet. Downstairs, laundry day is a breeze with a conveniently located laundry area. Step outside to enjoy your deck overlooking the park – perfect for morning coffee or evening unwinding. The double attached garage is a rare find, with plenty of room for your truck, gear, and more – no more brushing snow off the windshield in winter! Lovingly maintained with no pets and no smoking, this home is clean, move-in ready, and offers proven rental income potential. Whether you’re a first-time buyer, investor, or simply looking for a low-maintenance lifestyle, this property checks all the boxes. A sunny spot across from the park, a layout that just works, and a space that feels like home the moment you walk in – this one’s a keeper.