



**603, 32 Horseshoe Crescent
Cochrane, Alberta**

MLS # A2287191



\$414,000

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,365 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: TV mount in the living room, Corner shelves in the living room, 3 shelves in the bathroom, Built in shelving in the garage.

This beautiful and well-kept home is nestled in the family oriented community of Heartland on the west end of Cochrane. It offers the perfect blend of comfort, convenience, and stunning natural beauty. Enjoy picturesque mountain views as you drive into the subdivision while having quick access to the Bow River, where kilometer's of scenic walking paths invite you to explore. Heartland also features a brand new dog park, ideal for pet lovers and outdoor enthusiasts alike! Step inside to your mudroom area where you have access to your heated double garage and laundry, before walking upstairs to discover a bright and inviting open-concept main floor, perfect for entertaining. The spacious living area flows seamlessly into the well-equipped kitchen. It features stainless steel appliances, quartz countertops, plenty of cabinet space, and easy access to the balcony making it perfect for a morning coffee or evening relaxation. Upstairs, you'll find two generously sized bedrooms and a 4-piece bathroom. The primary suite serves as your private retreat, featuring a large closet and a 4-piece ensuite. Located just steps from a park this home is perfect for kids and families, and is surrounded by community amenities, scenic views, and abundant outdoor recreational opportunities. Whether you're starting your next chapter or looking for a place to grow, this home in Heartland delivers everything you could wish for in a family property. Don't miss out—book your showing today and experience Heartland living for yourself!