



**1203, 32 Horseshoe Crescent  
Cochrane, Alberta**

**MLS # A2299589**



**\$445,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2017 (9 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>	Landscaped, Low Maintenance Landscape, Street Lighting, Views		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Call Seller Directly		

Click brochure link for more details. Unobstructed Mountain Views in a Prime Location! Backing onto expansive, undeveloped fields with nothing between you and the Rocky Mountains; this townhome in the sought-after community of Heartland offers a front-row seat to nature that most buyers only dream of. With parks, playgrounds, and pathways just minutes away, this home blends a welcoming community atmosphere with unparalleled natural beauty. As you enter the home and head up the stairs to the main living area, you'll be greeted by an abundance of natural light in a bright and open-concept floor plan. It's the perfect space for relaxing, entertaining, or just taking in the mountain views. Step from the living room onto your deck to enjoy morning coffee while watching local wildlife and the mountains. The kitchen features stainless steel appliances, granite countertops, and a large island with ample space for preparing meals and entertaining. A convenient half-bath is also located on this level, perfect for guests. Upstairs, discover two generous primary bedrooms, each boasting its own full 4-piece ensuite bathroom and walk-in closet. You will also find an open den perfect for a home office setup, and the ultimate everyday convenience of upper-level laundry so you never have to carry baskets up and down the stairs again. As an incredible bonus, this unit features an oversized double attached garage. The extra depth gives you room to comfortably park two full-size vehicles while still having abundant space for all your outdoor gear and mountain toys. Enjoy stress-free, low-maintenance living with stable condo fees that cover water, landscaping, snow removal, waste removal, and building insurance. This home truly checks all the boxes and with the Rockies just a 30-minute drive away, your weekend escapes to the mountains have never been easier!