



**901, 32 Horseshoe Crescent
Cochrane, Alberta**

MLS # A2300233



\$399,999

Division:	Heartland		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,312 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Recessed Lighting, Stone Counters		

Inclusions: UV Air Filtration System, Furniture is Negotiable/For Sale

OPEN HOUSE, THIS SUNDAY, APRIL 12th, FROM 1-3 PM Beautifully cared for end-unit townhome offering 3 bedrooms, 2.5 bathrooms, and a double attached garage in the sought-after community of Heartland. This bright and inviting home features an open concept main floor with expansive windows that flood the living, dining, and kitchen areas with natural light. The modern kitchen is equipped with stainless steel appliances, quartz countertops, a spacious eat-up island and durable laminate flooring throughout the main level - Perfect scratch resistant flooring for this Pet-Friendly unit! Upstairs, you'll find a generous primary retreat complete with a private 4-piece ensuite and large walk-in closet, along with two additional bedrooms, a full 4-piece main bathroom, and convenient upper level laundry. The sunny south facing deck is perfect for summer BBQs (gas hookup included) and offers direct access via stairs to the green space behind, creating a great extension for outdoor enjoyment and family time. Located just minutes from the amenities of Cochrane, including local cafes, restaurants, and shopping, this home also provides quick access to outdoor recreation with Waiporous, Ghost Lake and the Rocky Mountains only a short drive away. Calgary is approximately 30 minutes east, making this an ideal location for commuters seeking a balance of small-town charm and city convenience. Book your private showing today!