



**236 Paint Horse Drive
Cochrane, Alberta**

MLS # A2300427



\$685,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,921 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters		

Inclusions: TV Wall mounts

*** Open House Sunday April 12, 1-3 PM *** Welcome to 236 Paint Horse Drive—where comfort, space, and stunning views come together. This beautifully designed two-storey home offers a generous layout ideal for growing families and those who love to entertain. The main floor features a spacious, modern kitchen with stainless steel appliances, ample granite counter space, and seamless flow into the inviting family room, complete with a cozy fireplace—perfect for everyday living and hosting guests. Upstairs, you’ll find three well-sized bedrooms, including a spacious primary retreat with a walk-in closet and a luxurious ensuite. Large windows fill the home with natural light while showcasing beautiful park and mountain views right from your living space. The fully finished basement adds even more versatility, offering a large recreation area ideal for movie nights, games, or a kids’ play space, along with a full bathroom and an abundance of storage. Step outside to your expansive deck—perfect for summer BBQs and outdoor entertaining. Located directly across from a playground and park, this home is perfectly positioned for families, and just two blocks from future school grounds. A fantastic opportunity to own a well-appointed home in a growing, family-friendly community!