



**32 Paint Horse Crescent  
Cochrane, Alberta**

**MLS # A2301085**



**\$750,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,460 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this beautifully finished 2-storey home in the vibrant community of Heartland in Cochrane, offering a perfect blend of modern design, family-friendly functionality, and stylish living throughout. Step inside to a bright and open main floor featuring wide-plank flooring, large windows, and a thoughtfully designed layout. The living room is warm and inviting, highlighted by a sleek modern fireplace with custom built-ins and designer accents, creating the perfect space to relax or entertain. The kitchen is a true centerpiece, showcasing quartz countertops, stainless steel appliances, a gas cooktop, built-in wall oven and microwave, full-height cabinetry, and a large central island with seating &mdash; ideal for hosting and everyday living. The dining area flows seamlessly to the backyard, while a main floor office, a convenient 2-piece bath, and a functional mudroom complete this level. Upstairs, you’ll find an exceptional layout with four spacious bedrooms, including a stunning primary retreat featuring a luxurious 5-piece ensuite with dual vanities, a soaker tub, glass shower, and a walk-in closet. A second full bathroom, upper-level laundry, and a generous bonus/family room provide added comfort and flexibility for growing families. The fully developed basement offers even more living space with a large recreation area, perfect for movie nights or entertaining, along with a wet bar, an additional bedroom, and a full bathroom, ideal for guests or extended family. Outside, enjoy a fully fenced backyard with space for kids, pets, and outdoor gatherings, all set within a quiet and welcoming neighbourhood. Living in Heartland means access to parks, playgrounds, pathways, and nearby amenities, all within a short drive. Cochrane is known for its unique blend of small-town charm and outdoor adventure. Residents enjoy a vibrant downtown with local shops, cafes, and

restaurants, along with easy access to amenities and services. Outdoor enthusiasts will love the proximity to the Bow River pathways, hiking and biking trails, golf courses, and the Rocky Mountains, making weekend getaways and year-round recreation effortlessly accessible.