



**204 Paint Horse Drive
Cochrane, Alberta**

MLS # A2302002



\$675,900

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|------------------|---|---------------|-------------------|
| Division: | Heartland | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,773 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, City Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Other | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: All TV mounts,

This charming, well-kept family home overlooks Paint Horse Park and is bathed in natural light, showcasing the beautiful vaulted ceiling in the bonus room with its own park views. The open-concept main floor is ideal for both relaxing and entertaining, featuring a spacious great room with a cozy gas fireplace, a kitchen with plenty of cupboard space, a large walk-in pantry, an island, and direct access to the private backyard. The covered back deck is perfect for enjoying afternoons or evenings outdoors. Upstairs, you'll find laundry, a large primary bedroom with a 5-piece ensuite and walk-in closet, plus two additional bedrooms. The finished basement offers a 4-piece bath, a generous recreation room, and ample storage. The hardscaped front and side yards add both convenience and curb appeal. With an easy commute to Calgary or the mountains, this is a rare chance to live in one of Heartland's most sought-after family-friendly neighborhoods.