



**2002, 32 Horseshoe Crescent  
Cochrane, Alberta**

**MLS # A2201542**



**\$460,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	Partial, Partially Finished	<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>	High Ceilings, Kitchen Island		

**Inclusions:** N/A

Fantastic Location and Value! Modern 3-Bedroom Townhouse in Heartland &ndash; This well-maintained townhouse in the highly sought-after community of Heartland offers the perfect blend of convenience, comfort, and value. Located directly across from a playground and park, you can keep an eye on the kids while relaxing on your front porch &mdash; a rare find! Key Features: &bull; Spacious Floorplan: The open-concept main floor welcomes you with a cozy living room that flows seamlessly into the kitchen area. A generous kitchen with ample cabinet space, a convenient eat-in kitchen nook for family meals, and an island that&rsquo;s perfect for quick breakfasts or snack time. &bull; Private Primary Bedroom: Upstairs, you'll find 3 inviting bedrooms, including a primary suite complete with an ensuite bathroom &mdash; your private retreat away from the hustle and bustle of daily life. &bull; Double Car Garage: The lower level features a double car garage with a 220V 60 amp and multiple 110V outlets, ideal for the hobbyist or EV driver. &bull; Move-In Ready: The home is truly turn-key, just waiting for you to unpack and enjoy. With its unbeatable location, functional layout, and value, this townhouse in Heartland is ready for you to call it home. Don&rsquo;t miss out &ndash; come see it today and get ready to enjoy the Spring in your new home!