



**1605, 32 Horseshoe Crescent
Cochrane, Alberta**

MLS # A2204806



\$469,999

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: TV mount in the living room

This charming townhouse located on the edge of town offers unobstructed views of the beautiful Rocky Mountains from your living room AND your bedroom. Start every morning sitting in the privacy of your back deck enjoying your coffee, or cozying up by the fireplace in the cold months, with a "million dollar view" like that! Walking distance to plenty of amenities, playgrounds, and walking paths! Only minutes away to the river and you can enjoy the nature and wildlife so close to your backyard! The open concept living space is bright and light with plenty of natural sunlight throughout the home. Features a DOUBLE ATTACHED GARAGE! Two large bedrooms are featured upstairs, both with walk-in closets and ensuite bathrooms. A separate flex room and laundry space upstairs add to the convenience of townhome living! Plus, you will never need to mow your lawn or shovel the snow again, in this desirable complex!!