

# \$464,900 - 1001, 32 Horseshoe Crescent, Cochrane

MLS® #A2212828

**\$464,900**

3 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.04 Acres

Heartland, Cochrane, Alberta

Ideally situated directly adjacent to park/playground and only 4 blocks from the Bow River and it's extensive pathway system, this crisp, clean and contemporary 3 bedroom/3 bathroom end unit is certain to please. An incredibly bright/open main level features a living room with feature tile-surround fireplace/door to west-facing 6' X 16' deck (with BBQ gas line) backing to natural courtyard, a spacious dining area sure to fit tables of any size and an extremely functional U-shaped east-facing gourmet kitchen loaded with quartz counters/island/breakfast bar/stainless steel appliances/crisp white cabinetry and a two-piece powder room. Upper level houses a large master bedroom with full ensuite/substantial walk-in closet, 2 additional bedrooms, laundry and a 4-piece main bathroom. Walking distance to public transportation and all of Heartland's amenities. Loads of visitor parking and an 18' X 24' double attached garage round this gem out.

Built in 2017

## Essential Information

MLS® #	A2212828
Price	\$464,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,336
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1001, 32 Horseshoe Crescent
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2P4

### **Amenities**

Amenities	Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Tile
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Courtyard
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Street

	Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Zoning	R-MD

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.