

# \$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
Days on Market	7
Zoning	R-MD

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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