

# \$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 mere 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 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 numerous amenities. Fully insulated/drywalled 18' X 24' double attached garage and loads of visitor parking. Book your private showing today!

Built in 2017

## Essential Information

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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, Washer, Wall/Window Air Conditioner |
| 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 | 16               |
| Zoning         | R-MD             |

### **Listing Details**

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

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