

# \$449,900 - 401, 32 Horseshoe Crescent, Cochrane

MLS® #A2222231

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,332 sqft

Residential on 0.00 Acres

Heartland, Cochrane, Alberta

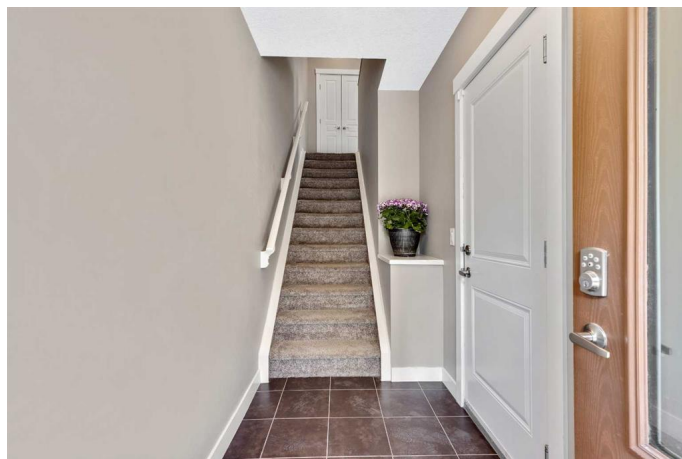
Welcome Home!!! This 1331 sq ft townhome is nestled in the sought after community of Heartland! When you step into this home you can tell it's been well taken care of. We start with a large foyer to greet your guests or deal with your dogs muddy feet, lots of space here to have your shoes and such. Up one flight and you have Laminate that flows throughout the entire main floor. a great open floor plan with a large kitchen and living room area. The kitchen has lots of counter and cupboard space, a pantry, stainless steel appliances, granite countertops and a breakfast bar. The living room has tons of space to host friends and large windows to let the light in. main floor is capped off with a powder room. The upstairs has 3 bedrooms. The large master bedroom has a 3 piece ensuite and walk in closet. there is another 4 piece bathroom to cap off the upper floor. Outside we have a large deck, perfect for BBQ'ing with your friends. The home has a great double attached garage. A great park nearby and an easy walk to shopping and restaurants. situated perfectly to get out of town and a 45 minute drive to Canmore/Banff This place is perfect for a family, or first time homebuyer! don't miss out!!

Built in 2017

## Essential Information

MLS® #

A2222231



|                |               |
|----------------|---------------|
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,332         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 401, 32 Horseshoe Crescent |
| Subdivision | Heartland                  |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 2P4                    |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| # of Stories      | 3  |
| Basement          | None   |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |   |
|-----------------|---|
| Lot Description | Corner Lot, Landscaped, Lawn, Street Lighting |
| Roof            | Asphalt Shingle                               |
| Construction    | Vinyl Siding, Wood Frame                      |
| Foundation      | Poured Concrete                               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 16             |
| Zoning         | R-MD           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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