

# \$460,000 - 2002, 32 Horseshoe Crescent, Cochrane

MLS® #A2201542

**\$460,000**

3 Bedroom, 3.00 Bathroom, 1,199 sqft  
Residential on 0.04 Acres

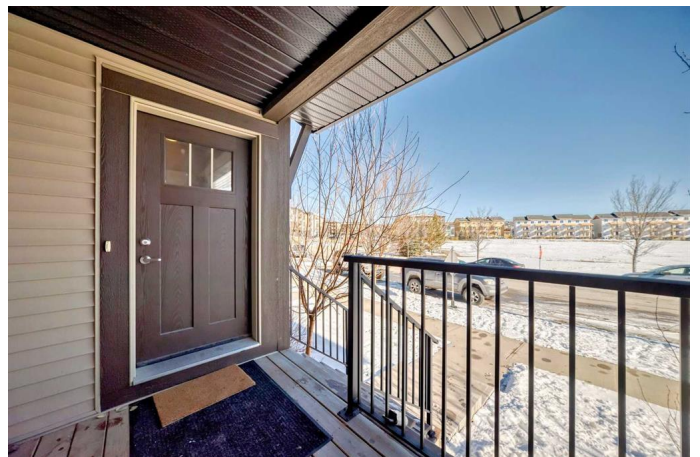
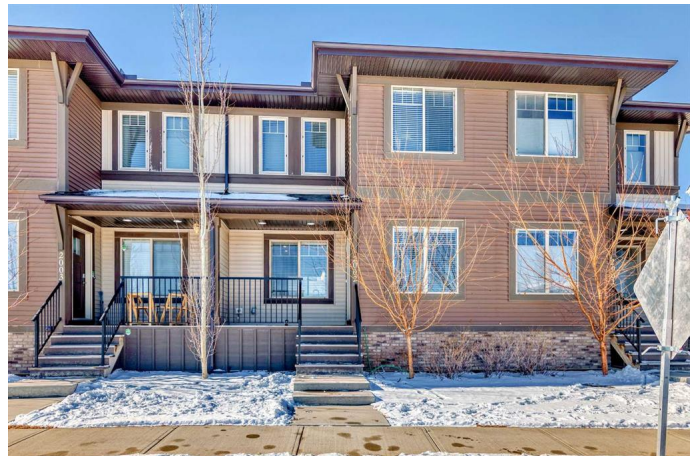
Heartland, Cochrane, Alberta

Great location, floorplan, and Value with this 3 Bedroom townhouse in the community of Heartland. Can't beat being across from a playground and park, watch the kids while sitting on your front porch. The front door opens up to a cozy living room, a kitchen with all the cabinets needed for your storage, an eat in kitchen nook to hold your table and chairs for family meals, and a kitchen island for easy breakfast time. Upstairs is where your 3 bedrooms are including your primary bedroom with the ensuite to call your own space no kids allowed. The lower level is where the laundry is located and the entrance to the double car garage. This garage is updated with 220 V 60 amp with 3 110 20 amp and 2 110 15 amp outlets for the hobbyist or EV driver. Move in ready, enjoy the Spring in your new Home.

Built in 2017

## Essential Information

MLS® #	A2201542
Price	\$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,199
Acres	0.04



Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2002, 32 Horseshoe Crescent
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2P4

### **Amenities**

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

### **Interior**

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2

Zoning

R-MD

## **Listing Details**

Listing Office

Stonemere Real Estate Solutions

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