

# \$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 | 4                |
| Zoning         | R-MD             |

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ© System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ©, Multiple Listing ServiceÂ© 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.