

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

MLS® #A2201542

**\$460,000**

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

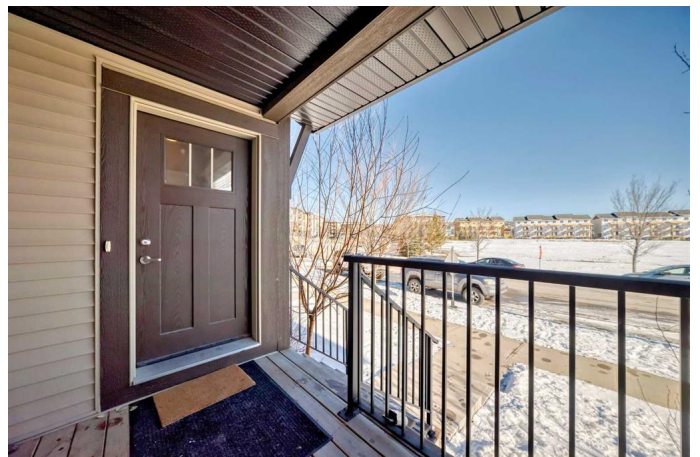
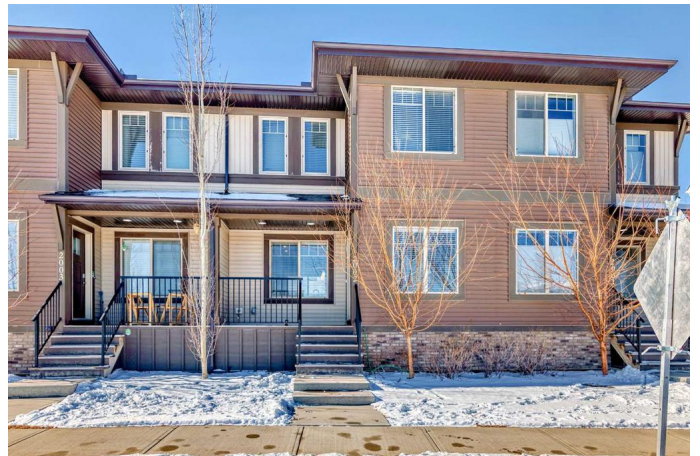
Heartland, Cochrane, Alberta

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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