# \$439,900 - 301, 32 Horseshoe Crescent, Cochrane

MLS® #A2234798

## \$439,900

3 Bedroom, 3.00 Bathroom, 1,181 sqft Residential on 0.00 Acres

Heartland, Cochrane, Alberta

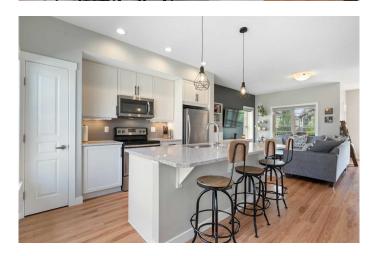
Welcome home. Tucked into the community of Heartland. This bright and beautifully laid-out end-unit townhome is ideally situated next to a park, offering peaceful views, added privacy, and abundant natural light from every angle. Featuring over 1300 sq. ft. of thoughtfully designed living space from the upper floors and your spacious ground floor entrance & mudroom, this is it! From your windows, take in green space and mature trees, instead of a neighbour's wall, creating a refreshing and open feel throughout the home.

Inside, you'II love the white quartz countertops, classic white shaker cabinets, and a thoughtfully designed floorplanâ€"arguably one of the best in the complex. The kitchen features a dedicated dining nook framed by oversized windows, a pantry, and ample storage to keep everything neatly tucked away. The double attached garage offers convenience year-round, and includes built-in shelving to maximize functionalityâ€"perfect for bikes, gear, and seasonal storage.

Upstairs, you'II find three well-sized bedrooms and two full bathrooms, including a spa-like 4-piece ensuite in the primary suite. All bathrooms throughout the home are upgraded with quartz countertops and wood vanities, adding both style and cohesion. Even the primary walk-in closet features a large window, showing that no opportunity for







natural light was overlooked. Every nook has been carefully considered to ensure function meets comfort, and the result is a home that feels light, airy, and easy to live in.

You'II also appreciate the welcoming front porch and a sunny balconyâ€"perfect for sipping coffee while watching the kids play across the street at the park.

Located within walking distance to Tim Hortons, local shops, restaurants, and public amenities, this is more than a starter homeâ€"it's a lifestyle. With quick access to Highway 1, you're just 25 minutes to Calgary and under 45 minutes to Canmore, making it the ideal location for both commuters and weekend adventure seekers.

This is the one that combines value, layout, and locationâ€"all in one bright and beautifully positioned package. Welcome to Heartland. Welcome home.

Built in 2017

#### **Essential Information**

MLS® # A2234798 Price \$439,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,181

Acres 0.00

Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 301, 32 Horseshoe Crescent

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1P4

## **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s)

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Back Lane, Corner Lot, Landscaped

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 27th, 2025

Days on Market 8

Zoning R-MD

## **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.