# \$439,900 - 906, 32 Horseshoe Crescent, Cochrane

MLS® #A2230027

## \$439,900

3 Bedroom, 3.00 Bathroom, 1,327 sqft Residential on 0.04 Acres

Heartland, Cochrane, Alberta

Tucked into a sunny corner lot in the heart of Heartland, this cheerful 3-bedroom home is the kind of place that just feels right the moment you walk in. Flooded with natural light from every angle, the main floor welcomes vou with warmth and a great sense of space. The kitchen is the true heart of the home - large, functional, and designed for real life (yes, it even has a pantry!). Whether you're meal prepping for the week or hosting friends, you'll love the gas range, loads of counter space, and the way everything flows effortlessly into the open living and dining areas. Upstairs, you'II find three bright, comfortable bedrooms; including a large primary suite that's tucked away just enough to feel like your own little escape. Laundry day gets a serious upgrade with a sleek LG washer and dryer set (less than 2 years old!) - because the little things matter. Outside, the corner lot gives you bonus breathing room, and the double detached garage means no more brushing snow off your car in the winter. Plus, finally, a garage that doesn't just look big enough for a truck, it actually fits one! This is the kind of home where you can picture your life unfolding - morning coffee in the sun-soaked kitchen, kids playing at the park down the street, or relaxing evenings in a space that just works. Whether you're just starting out, looking for a solid investment, or downsizing into something manageable, this home checks all the boxes â€" it's just missing you!







### **Essential Information**

MLS® # A2230027 Price \$439,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,327 Acres 0.04 Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 906, 32 Horseshoe Crescent

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2P4

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Walk-In Closet(s)

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

Washer, Window Coverings

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line
Lot Description Corner Lot, Landscaped

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 12th, 2025

Days on Market 74

Zoning R-MD

# **Listing Details**

Listing Office Royal LePage Benchmark

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