

# \$450,000 - 2002, 32 Horseshoe Crescent, Cochrane

MLS® #A2201542

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,199 sqft

Residential on 0.04 Acres

Heartland, Cochrane, Alberta

Fantastic Location and Value! Modern 3-Bedroom Townhouse in Heartland â€” This well-maintained townhouse in the highly sought-after community of Heartland offers the perfect blend of convenience, comfort, and value. Located directly across from a playground and park, you can keep an eye on the kids while relaxing on your front porch â€” a rare find!

Key Features:

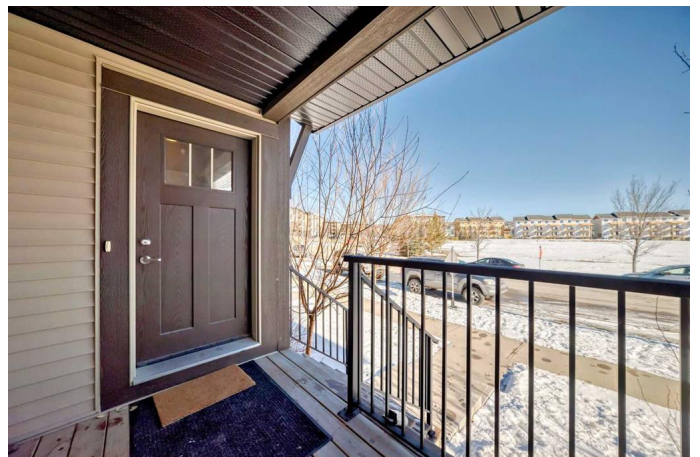
â€¢ Spacious Floorplan: The open-concept main floor welcomes you with a cozy living room that flows seamlessly into the kitchen area. A generous kitchen with ample cabinet space, a convenient eat-in kitchen nook for family meals, and an island thatâ€™s perfect for quick breakfasts or snack time.

â€¢ Private Primary Bedroom: Upstairs, you'll find 3 inviting bedrooms, including a primary suite complete with an ensuite bathroom â€” your private retreat away from the hustle and bustle of daily life.

â€¢ Double Car Garage: The lower level features a double car garage with a 220V 60 amp and multiple 110V outlets, ideal for the hobbyist or EV driver.

â€¢ Move-In Ready: The home is truly turn-key, just waiting for you to unpack and enjoy.

With its unbeatable location, functional layout, and value, this townhouse in Heartland is ready for you to call it home. Donâ€™t miss out â€” come see it today and get ready to enjoy the Spring in your new home!



Built in 2017

## Essential Information

MLS® #	A2201542
Price	\$450,000
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	42
Zoning	R-MD

**Listing Details**

Listing Office	Stonemere Real Estate Solutions
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