

# \$449,900 - 906, 32 Horseshoe Crescent, Cochrane

MLS® #A2230027

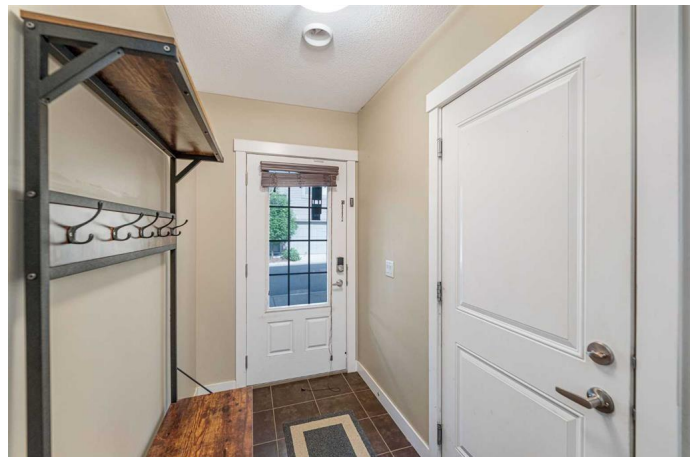
**\$449,900**

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 you 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'll 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 it's just missing you!



Built in 2017

## Essential Information

MLS® #	A2230027
Price	\$449,900
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	15
Zoning	R-MD

**Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.