

# \$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'll love the white quartz countertops, classic white shaker cabinets, and a thoughtfully designed floorplan—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 functionality—perfect for bikes, gear, and seasonal storage.

Upstairs, you'll 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.

Youâ€™ll 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€”itâ€™s a lifestyle. With quick access to Highway 1, youâ€™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 | 5               |
| Zoning         | R-MD            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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