

# \$462,999 - 1605, 32 Horseshoe Crescent, Cochrane

MLS® #A2204806

**\$462,999**

2 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.04 Acres

Heartland, Cochrane, Alberta

**PRICE REDUCTION!!** This charming townhouse located on the edge of town offers unobstructed views of the beautiful Rocky Mountains from your living room AND your bedroom. Start every morning sitting in the privacy of your back deck enjoying your coffee, or cozying up by the fireplace in the cold months, with a "million dollar view" like that! Walking distance to plenty of amenities, playgrounds, and walking paths! Only minutes away to the river and you can enjoy the nature and wildlife so close to your backyard! The open concept living space is bright and light with plenty of natural sunlight throughout the home. Features a **DOUBLE ATTACHED GARAGE!** Two large bedrooms are featured upstairs, both with walk-in closets and ensuite bathrooms. A separate flex room and laundry space upstairs add to the convenience of townhome living! Plus, you will never need to mow your lawn or shovel the snow again, in this desirable complex!!

Built in 2018

## Essential Information

MLS® #	A2204806
Price	\$462,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,344
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1605, 32 Horseshoe Crescent
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	t4c 2p4

### **Amenities**

Amenities	Trash
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	26
Zoning	R-MD

### **Listing Details**

Listing Office	First Place Realty
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