



**120 Paint Horse Drive
Cochrane, Alberta**

MLS # A2323738



\$624,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shelving and Hooks in Garage

Welcome to this immaculate 1900 SF detached home in the highly sought-after community of Heartland in Cochrane. Offering 3 bedrooms, 2.5 bathrooms, and an unfinished basement, this meticulously maintained home shows like new and is the perfect opportunity for families looking for a move-in-ready property with room to grow. From the moment you arrive, you'll appreciate the pride of ownership and exceptional condition throughout. The bright and open main floor is designed for modern living, featuring large windows that flood the home with natural light, hardwood flooring, and a functional open-concept layout ideal for both everyday living and entertaining. The beautifully appointed kitchen boasts stainless steel appliances, granite countertops, ample cabinetry, generous counter space, a large island with seating, and a spacious pantry, all seamlessly connected to the dining area and inviting living room. Upstairs, you'll find a versatile bonus room that creates the perfect space for movie nights, a children's play area, or a home office. The spacious primary retreat features a walk-in closet and a private ensuite bath, while two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the level. The unfinished basement offers endless possibilities to customize the space to suit your family's needs, whether you're envisioning additional bedrooms, a recreation room, home gym, or all of the above. Outside, enjoy the tranquil yard and the peaceful surroundings of one of Cochrane's most popular family communities. Heartland offers easy access to parks, playgrounds, schools, walking paths, Bow River, local amenities, and quick access to Calgary and the Rocky Mountains. If you're looking for a home that combines modern style, exceptional care, and future potential, this is one you won't want to miss. Book your private showing today

and discover why this home is the one.