



GRASSROOTS
REALTY GROUP

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**1801, 32 Horseshoe Crescent
Cochrane, Alberta**

MLS # A2327837



\$449,000

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,192 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Faces Rear, Insulated		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Industrial Shelving in the Garage		

**** OPEN HOUSE SATURDAY, JULY 18TH FROM 1-3PM **** Welcome to one of Heartland's most extensively customized and upgraded homes, perfectly positioned on one of the community's premier end-unit locations where western exposure, mountain views, enhanced privacy, and immediate access to parks create a setting rarely found in townhome living. Bordered by Horse Creek Road with undeveloped land to the west, this residence enjoys abundant natural light and beautiful views from both the front balcony and west-facing windows. Customized during construction, every major finish was personally selected beyond the builder's standard specifications. Wide plank luxury vinyl flooring extends throughout both levels, complemented by black interior doors, designer lighting, premium hardware, custom tile, upgraded painted MDF cabinetry, matte black Delta fixtures, and a timeless contemporary colour palette. At the heart of the home, the kitchen features full-height cabinetry, quartz countertops with a waterfall edge, black stainless steel appliances including a double oven, soft-close doors and drawers, matte black fixtures, a full-height backsplash, and an oversized island that anchors the main living space. The adjoining dining area flows into the bright living room where oversized windows and a custom fireplace feature wall create a warm, inviting atmosphere. Upstairs offers the rare advantage of two spacious primary suites, each with its own walk-in closet and private ensuite. One primary was intentionally designed to function equally well as a dedicated home office, capturing beautiful mountain views through its west-facing window. Professionally installed CAT6 wiring provides hardwired internet connectivity throughout, while the fully finished oversized double attached garage features painted drywall, additional lighting, extra

electrical outlets, industrial shelving, and a dedicated 220V outlet ideal for EV charging, workshop equipment, fitness space, or hobbies. The adjoining mudroom with laundry completes the home's thoughtful design. Located just steps from parks, playgrounds, and pathways, Heartland continues to grow as one of Cochrane's most desirable family communities while offering exceptional access to Highway 1A for an easy commute to Calgary or weekend escapes to Ghost Lake, Canmore, Banff, and the Rocky Mountains. Currently tenant occupied at \$2,250 per month plus utilities, this home offers exceptional flexibility. Investors will appreciate the proven rental history, while owner-occupants can enjoy the opportunity to move-in following the tenants' scheduled move-out at the end of this month (July 2026). Meticulously maintained and intentionally customized from the very beginning, this is a rare opportunity to own one of Heartland's most distinctive homes. Contact your favourite REALTOR® today and discover what makes this one of Cochrane's most unique townhome offerings!