



GRASSROOTS
REALTY GROUP

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**204 Paint Horse Drive
Cochrane, Alberta**

MLS # A2339600



\$632,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, W/D, Water Softener,

Welcome to Heartland! This charming family home offers over 2,400 square feet of finished living space with beautiful views of Paint Horse Greenspace and the park. The warm, open-concept main floor is perfect for both relaxing and entertaining, featuring a ceramic-tile entry, oversized front hall closet, low-maintenance distressed hardwood floors, and a cozy gas fireplace. The kitchen includes a breakfast bar, ample cupboard space, a large walk-in pantry Brand new Fridge and dishwasher, as well as direct access to your private backyard oasis with a spacious covered porch featuring movable louvres to unwind after a long day. A bright, south-facing bonus room with vaulted ceilings makes the ideal media or movie room for the whole family. Upstairs, the primary bedroom easily fits a king-sized bed and comes with a private ensuite, with separate soaker tub and walk-in shower as well as your walk-in closet. Two additional generous bedrooms, a 4-piece bath, and laundry complete the upper level. The finished basement offers a large open rec room plus a four piece bath, great for the teenager or young adult in your family and plenty of storage. Outside, enjoy the covered back deck for lazy afternoons or evening cocktails, a gas line for BBQ, and hardscaped front and side yards for low-maintenance and curb appeal. Recent upgrades include carpets (2024), water softener (2024), paint (2025), and front hardscaping (2025),Fridge and Dishwasher (2026). With an easy commute to Calgary or the mountains, this is a fantastic opportunity to live in one of Cochrane's most desirable, family-friendly neighbourhoods with no hills. Why buy new when you have this fully fenced, landscaped and private deck oasis awaiting you now!