



GRASSROOTS
REALTY GROUP

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1604, 32 Horseshoe Crescent
Cochrane, Alberta

MLS # A2350111

\$399,000

Division:	Heartland		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,075 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Lawn, No Back Lane, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Storage		

Inclusions: NA

Welcome to Heartland! This modern, 2 bedroom, 1.5 bathroom townhouse condo offers over 1,100 sq. ft. of finished living space featuring a clean, contemporary design. The West facing deck delivers panoramic Rocky Mountain and prairie views with no western neighbors. You will love the open concept main floor which is perfect for entertaining. The kitchen has stylish quartz countertops and stainless steel appliances. The 3rd floor offers two generous bedrooms, a four piece bathroom and laundry. The oversized single-car garage is perfect for keeping your car snow free in the winter and offers ample room for storage. This quiet, friendly community perfectly is positioned for work and play. 20 minutes to Calgary, 35 minutes to the mountains, and just 10 minutes to Ghost Lake. An ideal mix of modern comfort and exceptional mountain views. Book your showing today!