

# \$674,900 - 267 Paint Horse Drive, Cochrane

MLS® #A2233071

**\$674,900**

4 Bedroom, 4.00 Bathroom, 1,822 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to Heartland! Nestled on the west side of Cochrane, this vibrant community offers an array of amenities, from Rueben's™ Fresh Veggies to Tim Horton's™, Cabeza Grand Mexican Restaurant, Pharmacy, Daycare Centre, and more. Streets adorned with trees and pathways lead to parks, green spaces, and a future school site, while a scenic walking path beckons you to the Bow River.

Built in 2017, this well maintained FULLY FINISHED home with a WEST-FACING, private yard complete with a DOUBLE DECK, an area for a hot tub is perfect for outdoor entertaining, relaxing in privacy or a space for the kids to play.

The bright, WHITE kitchen features GRANITE COUNTERTOPS, an island with breakfast bar seating, stainless steel appliances and an ample sized pantry. The open-concept main floor is finished with tile and LVP flooring, a powder bathroom, a cozy living and dining area for the family to gather.

Upstairs, a generous centrally located bonus room creates the perfect divide between the 3 spacious bedrooms. The primary offers an amazing layout with TWO closets and a 4 piece ensuite with DUAL VANITIES. The laundry room is conveniently located with extra storage for all your linens.



The FULLY FINISHED BASEMENT offers a family room, storage room, a full bathroom with tub and shower, and a large FOURTH bedroom for your guests. Additional features include AIR CONDITIONING and a prime location on a quiet side street that is steps away from the park and open green space – this house truly has it all for a family to call home.

Call your favourite realtor and book your showing today!

Built in 2017

### Essential Information

MLS® #	A2233071
Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,822
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	267 Paint Horse Drive
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2M3

### Amenities

Parking Spaces	4
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Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

## Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	2
Zoning	R-LD

## Listing Details

Listing Office	Real Broker
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