

# \$689,900 - 204 Paint Horse Drive, Cochrane

MLS® #A2261599

**\$689,900**

3 Bedroom, 4.00 Bathroom, 1,773 sqft

Residential on 0.08 Acres

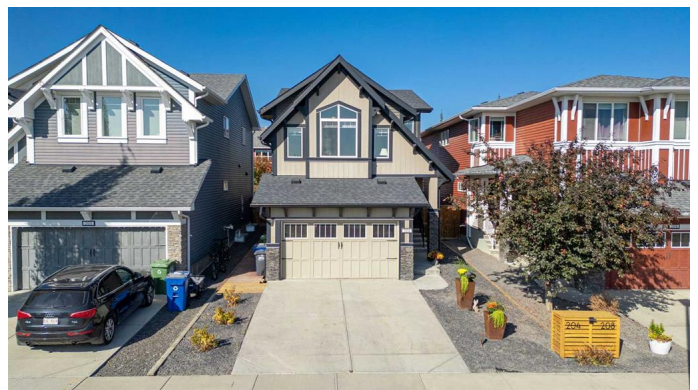
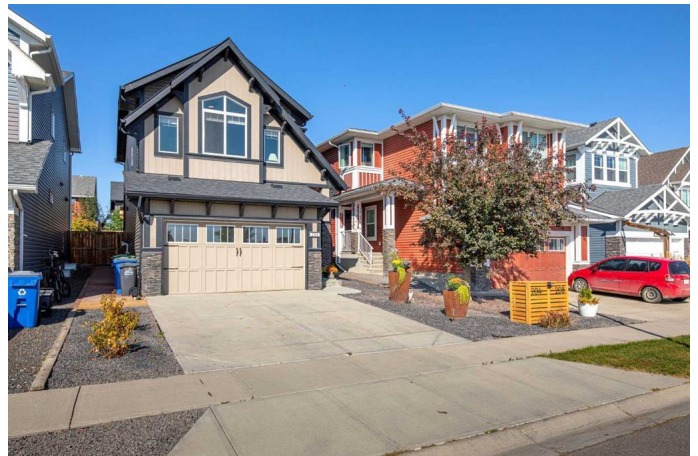
Heartland, Cochrane, Alberta

Charming fully finished family home located in the heart of Heartland. Situated across from the park, sunlight floods into the vaulted bonus room, offering picturesque views! Featuring 3 bedrooms and 3.1 baths, this fully finished home is designed for your family's comfort. The open concept main living area includes a cozy fireplace, while the finished basement offers a 4-piece bath and ample storage. The spacious, bright bonus room with vaulted ceilings overlooks a beautiful park and green space. New carpet and freshly painted through-out the upper level. Lower level offers finished space and a 4pce bath, plus loads of storage! The backyard boasts new sod, raised garden box, and a covered deck with louvered screens for ultimate privacy and relaxation. Front yard is hard scaped offering no maintenance and great curb appeal! Close to walking trails and the Bow River path system. Easy access to the mountains and the highway to Calgary. This home truly has it all! "don't miss out on this gem!"

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2261599  |
| Price      | \$689,900 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,773       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 204 Paint Horse Drive |
| Subdivision | Heartland             |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 0X1               |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### **Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Water Softener, Gas Water Heater            |
| Heating           | Fireplace(s), Forced Air                                                                                       |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas                                                                                                            |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full                                                                                                 |

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description   | Back Yard, Private         |
| Roof              | Asphalt Shingle            |

|              |                 |
|--------------|-----------------|
| Construction | Mixed           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 25                |
| Zoning         | R-LD              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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