

204 Paint Horse Drive
Cochrane, Alberta

MLS # A2286049



\$679,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,773 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: TV mounts, Backyard shed

OPEN HOUSE SATURDAY FEB 14, 1-3PM... Welcome to this beautifully maintained family home, perfectly situated in the vibrant community of Heartland. Filled with natural light, the stunning vaulted bonus room overlooks a playground and park—an ideal setting for relaxing evenings or family time. The open-concept main floor is designed for both comfort and entertaining, featuring a spacious great room with a cozy gas fireplace, a bright dining area, and a well-appointed kitchen complete with an island and ample cabinetry. Upstairs, you’ll find a serene primary retreat with a luxurious ensuite boasting a soaker tub and separate shower. Two generously sized bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement offers even more living space, including a versatile games room, an additional 4-piece bathroom, and plenty of storage. Step outside to enjoy your private backyard oasis, featuring raised garden beds, a covered deck with louvered privacy screens, and a natural gas BBQ hookup—perfect for summer gatherings. The maintenance-free front and side yards add to the home’s convenience and curb appeal. This is the perfect place to call home—don’t miss your opportunity to live in one of Heartland’s most desirable locations!