

**204 Paint Horse Drive  
Cochrane, Alberta**

**MLS # A2286049**



**\$679,900**

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

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