

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

MLS® #A2261599

**\$689,900**

3 Bedroom, 4.00 Bathroom, 1,773 sqft

Residential on 0.08 Acres

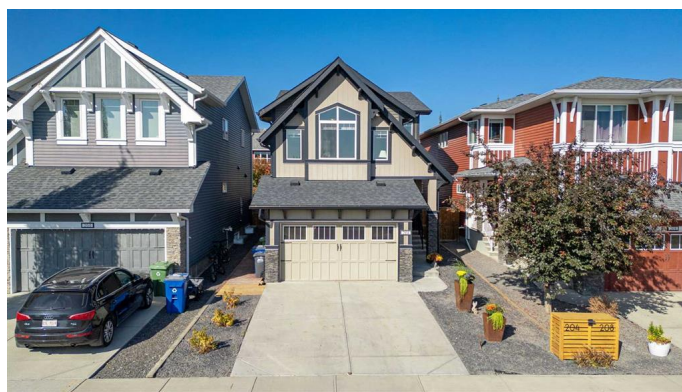
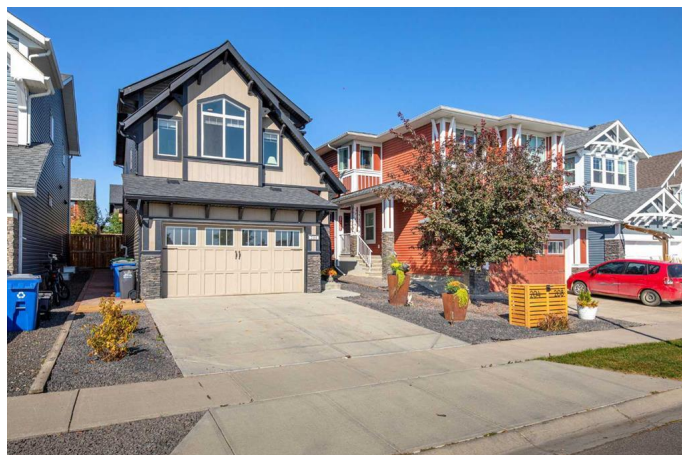
Heartland, Cochrane, Alberta

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 allâ€”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, Gas Water Heater, Water Softener
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	1
Zoning	R-LD

**Listing Details**

Listing Office	Royal LePage Benchmark
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