



49 Thoroughbred Boulevard Cochrane Alberta

\$679,900

OPEN HOUSE SAT JULY 20TH 2PM - 4PM & SUN JULY 21ST 2PM - 4PM Welcome to Heartland, a beautiful community nestled away on the westside of Cochrane. This community offers so much convenience with pathways running along the bow river making it easy to access the small-town charm of Cochrane by bike or walking. Pride in ownership is evident in this stunning 2 storey detached home on a CORNER LOT. As you walk inside, you're greeted by a large foyer with a good size walk in coat closet. There are many wonderful design elements throughout the main level such as 9ft ceilings that add volume to all the spaces, large windows providing lots of natural light, and a perfectly tucked away office area with custom electronics storage cabinet. The open-concept design seamlessly integrates the kitchen, dining, and living areas, creating a spacious and inviting environment great for entertaining friends and family. The kitchen is gorgeous with espresso-colored shaker cabinets contrasting with the modern white quartz countertops, stainless-steel appliances, and great sized ISLAND perfect for extra seating. Upper level features a huge bright bonus room, 4 pcs bathroom, laundry room, and 3 bedrooms including the spacious master with a walk-in closet & stunning ensuite. With dual separate vanities, central soaker tub and stand-up separate shower and private Water Closet. Views of the park and sunset from backyard, kitchen, living room, bonus room, master bedroom. BUT that's not all, this home has invisible magnetic child safety locks throughout, detachable child safety gates, generator transfer switch, Hot tub electrical wiring, water shut-off to inside/outside, added spigots to easily drain outside pipes seasonally when away (turn water in house off, leave outside on for someone to garden), Radon mitigation system, natural gas hookup for gas BBQ/gas firepit/gas fire table Enjoy the suns...

2pc Bathroom 4.92 Ft x 4.92 Ft
 Dining room 10.00 Ft x 10.75 Ft
 Kitchen 16.00 Ft x 13.42 Ft
 Living room 15.00 Ft x 14.00 Ft
 Other 7.67 Ft x 8.00 Ft
 4pc Bathroom 9.75 Ft x 9.92 Ft

Other 8.00 Ft x 5.92 Ft
 Primary Bedroom 12.00 Ft x 14.00 Ft
 Laundry room 4.92 Ft x 11.33 Ft
 Bedroom 9.92 Ft x 13.00 Ft
 Bedroom 9.75 Ft x 13.00 Ft
 Bonus Room 12.75 Ft x 14.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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