

# \$638,000 - 24 Thoroughbred Boulevard, Cochrane

MLS® #A2179669

**\$638,000**

3 Bedroom, 3.00 Bathroom, 1,751 sqft  
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

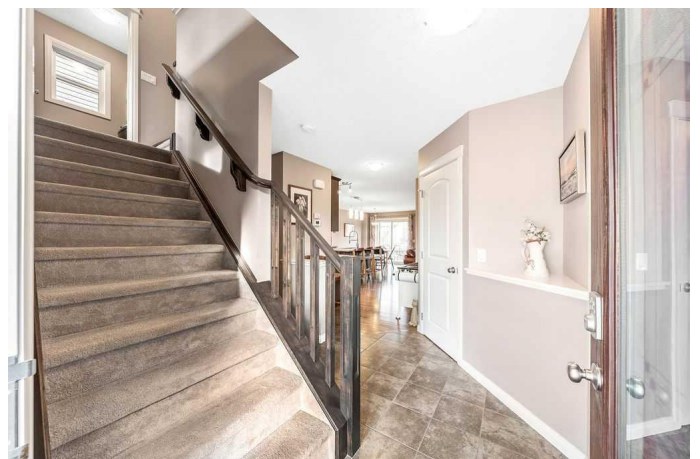
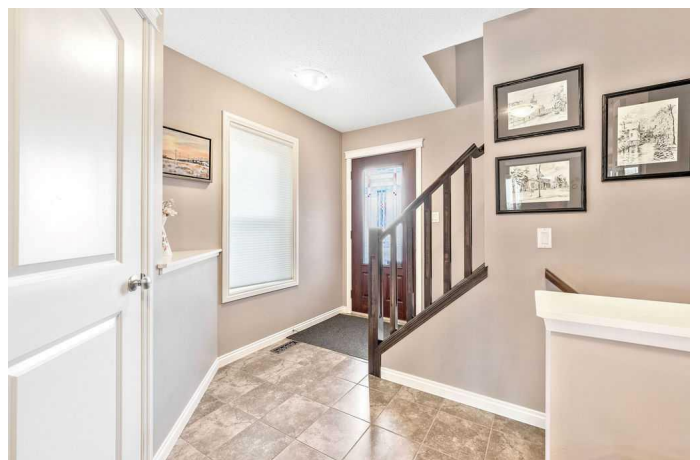
**\*\*\*OPEN HOUSE SUNDAY MAR 2nd  
2:00-4:30PM\*\*\* Price Improvement\*\*\***

Welcome to 24 Thoroughbred Boulevard in Heartland, Cochrane! This beautiful family home is ready for you! This lovely 3-bedroom, 2.5 bath home features an open concept kitchen/family/dining room with a central fireplace, granite countertops and stainless-steel appliances. The large windows create a light and bright space, looking onto the landscaped fully fenced east facing backyard and deck. Large entry spaces greet you at the front and mud room entry. Front entry has a walk-in closet! Mud room is a few steps down from the main floor and holds the very private power room. Upper level has a lovely bonus room, laundry room, 2 bedrooms, 4-piece bath, primary bedroom with walk-in closet and ensuite with a soaker tub to relax in on those frosty nights headed our way! The unfinished basement has rough-in for plumbing and is ready for your creative touch. Reach out to your favorite realtor and book your private showing!

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2179669  |
| Price     | \$638,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,751       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 24 Thoroughbred Boulevard |
| Subdivision | Heartland                 |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C0X2                    |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings        |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 16th, 2024 |
| Days on Market | 118                 |
| Zoning         | R-LD                |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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