

# \$749,900 - 100 Paint Horse Drive, Cochrane

MLS® #A2233477

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,335 sqft

Residential on 0.13 Acres

Heartland, Cochrane, Alberta

Welcome to this EXCEPTIONAL 4-bedroom, 3.5-bathroom home OFFERING over 3,200 square feet of BEAUTIFULLY DEVELOPED LIVING SPACE. Located on a DESIRABLE END CORNER LOT with BEAUTIFUL MOUNTAIN VIEWS in the sought-after community of Heartland, this modern and bright residence showcases PRIDE of OWNERSHIP and thoughtful upgrades throughout.

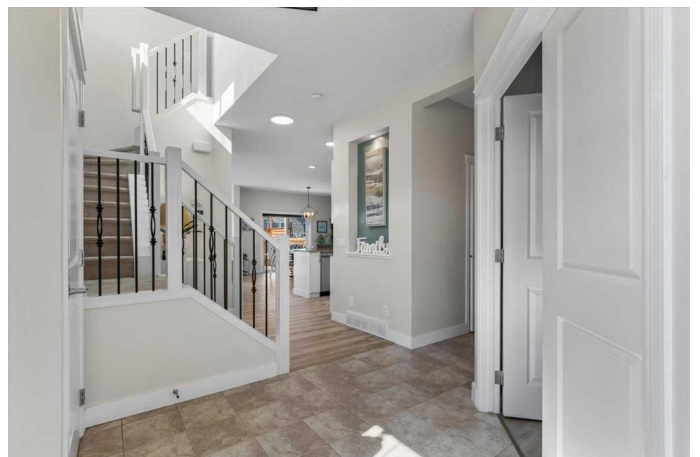
Key Features:

SPACIOUS AND OPEN LAYOUT\*\* Featuring 9-foot ceilings and large windows with two additional windows in the living room added in 2022 filling this home with natural light and an airy atmosphere.

CHEF'S KITCHEN:\*\* Equipped with GRANITE COUNTERS, a large island, plenty of counter space, decorative neutral backsplash, MODERN STYLISH CABINETRY, STAINLESS STEEL APPLIANCES, and a WALKTHROUGH PANTRY with an additional sink and convenient garage entry mudroom â€” perfect for family living and entertaining. CONFORT AND STYLE\*\* Repainted cupboards and stairwells, new light fixtures, upgraded railings, and fresh paint throughout enhance the modern aesthetic.

VERSATILE LIVING SPACES\*\* A cozy fireplace in the living room and a newly added fireplace in the bonus room create inviting spaces for relaxation and gatherings.

MASTER RETREAT AND BEDROOMS\*\*



Spacious bedrooms including a luxurious primary suite complete with 5 piece ensuite and walk-in closet all providing ample space for family and guests.

UPPER FLOOR FEATURES\*\* Comfortable bonus room with additional fireplace, Convenient laundry room, 4 piece main bathroom

ADDITIONAL HIGHLIGHTS\*\*

FULLY DEVELOPED BASEMENT offering

extra living or entertainment space

INSULATED OVERSIZED DOUBLE

ATTACHED GARAGE and ADDITIONAL

SHELVING for storage

LOW MAINTENANCE SIDE YARD,

LANDSCAPING â€” trees, bushes, rocks, and

a deck extension perfect for outdoor

enjoyment

Relax in the HOT TUB and enjoy the sunsets.

The thoughtfully designed BACKYARD is

FULLY FENCED - a great space for family

enjoyment or entertaining guests. Also

included is an alarm panel for security and

Central Vacuum System for added

convenience.

This home seamlessly combines comfort,

functionality, and style, making it the perfect

place to call home. Donâ€™t miss the

opportunity to enjoy stunning mountain views

and vibrant community lifestyle. Located on

the Western edge of Cochrane, you can

quickly access Bow Valley Trail or Highway 22

to commute to the center of Cochrane or

Calgary. DON'T MISS THIS EXCEPTIONAL

HOME!! Schedule your viewing today!

Built in 2014

## Essential Information

MLS® #                   A2233477

Price                     \$749,900

Bedrooms               4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,335
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	100 Paint Horse Drive
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0X1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), French Door
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
-------------------	-------

Lot Description	Corner Lot, Level, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	14
Zoning	R-LD

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.