



THE
A-TEAM

**RE/MAX
FIRST**

24 THOROUGHbred Boulevard, Cochrane T4C0X2

MLS®#: **A2179669**

Area: **Heartland**

Listing Date: **11/16/24**

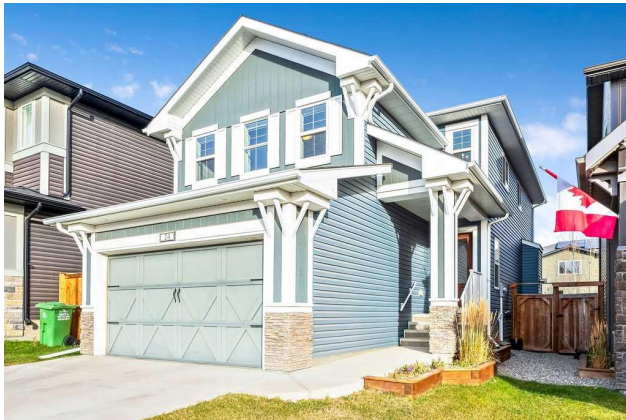
List Price: **\$648,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$19k, 21-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2015**
Lot Information
Lot Sz Ar: **3,721 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,751**
Low Sqft:
Ttl Sqft: **1,751**

DOM

98
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Lawn,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|-------|-----------------|
| Entrance | Main | 4`0" x 7`9" |
| Dining Room | Main | 8`10" x 9`5" |
| Mud Room | Main | 5`7" x 6`10" |
| Bedroom | Upper | 9`9" x 9`11" |
| Bonus Room | Upper | 11`10" x 15`11" |
| 2pc Bathroom | Main | 3`6" x 8`11" |
| 4pc Ensuite bath | Upper | 8`6" x 8`9" |

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Kitchen | Main | 11`0" x 13`3" |
| Living Room | Main | 12`0" x 17`7" |
| Bedroom - Primary | Upper | 11`9" x 11`10" |
| Bedroom | Upper | 9`9" x 9`10" |
| Laundry | Upper | 5`3" x 7`10" |
| 4pc Bathroom | Upper | 5`5" x 8`9" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

0913725

Remarks

Pub Rmks: *****OPEN HOUSE SUNDAY JAN 26th 2:00-4:30PM*** 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!**

Inclusions:
Property Listed By: **N/A
Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

