

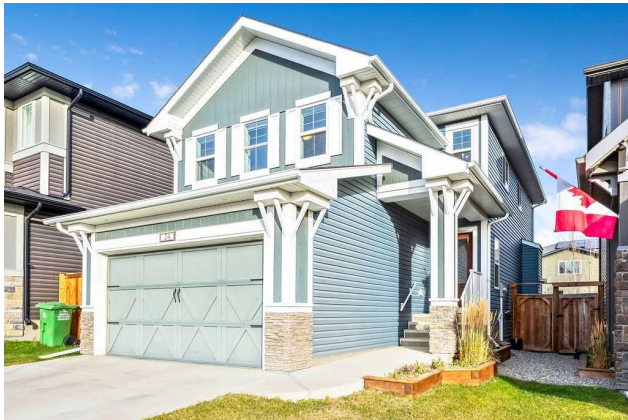


THE
A-TEAM

**RE/MAX
FIRST**

24 THOROUGHbred Boulevard, Cochrane T4C0X2

MLS®#: **A2179669** Area: **Heartland** Listing Date: **11/16/24** List Price: **\$668,000**
 Status: **Active** County: **Rocky View County** Change: **-\$20k, 16-Nov** 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

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,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**
Zoning: **R-LD**
Legal Desc: **0913725**

Remarks

Pub Rmks: **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 form 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: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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

