

# \$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

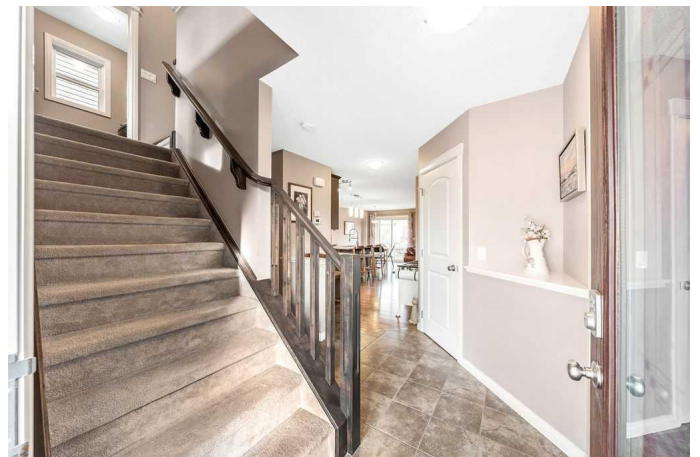
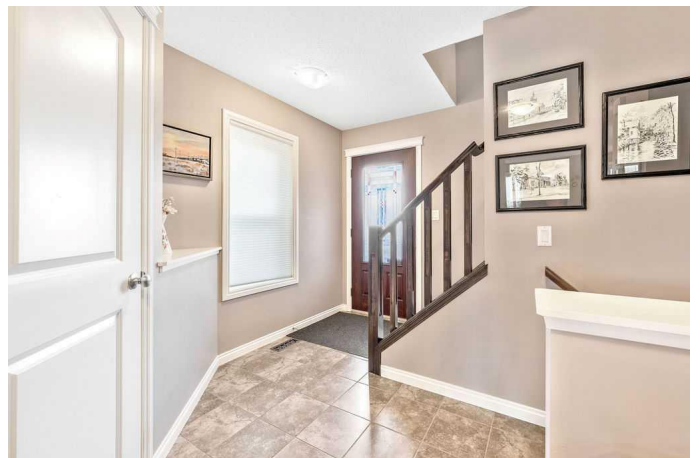
**\*\*\*OPEN HOUSE SUNDAY MAR 2nd  
2:00-4:30PM\*\*\* Price Improvement\*\*\***

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, Pantry, Walk-In Closet(s), Bathroom Rough-in, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Dryer, Garburator, Garage Control(s), Microwave Hood Fan, 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	Landscaped, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 16th, 2024
Days on Market	137
Zoning	R-LD

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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