

# \$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

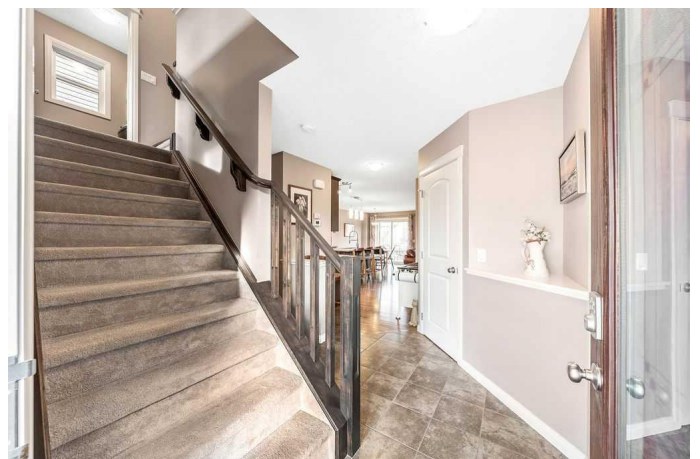
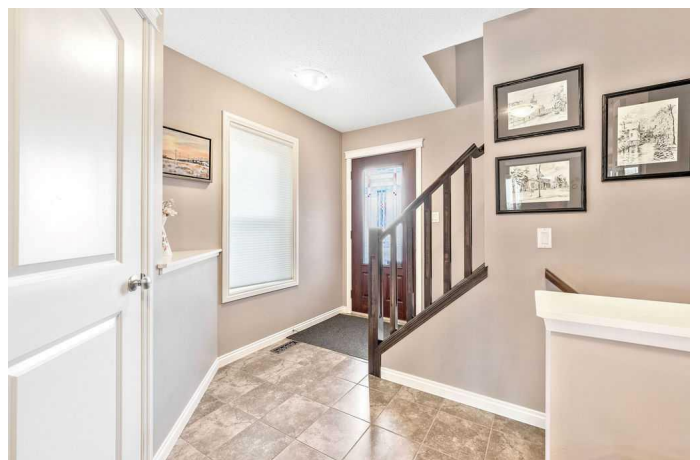
**\*\*\*OPEN HOUSE SUNDAY MAR 2nd  
2:00-4:30PM\*\*\* Price Improvement\*\*\***

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	Driveway, Garage Door Opener, Garage Faces Front, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator
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	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 16th, 2024
Days on Market	143
Zoning	R-LD

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.