

\$699,000 - 92 Thoroughbred Boulevard, Cochrane

MLS® #A2268234

\$699,000

3 Bedroom, 3.00 Bathroom, 2,482 sqft

Single Family on 0.11 Acres

Heartland, Cochrane, Alberta

Set on a corner lot in one of Cochrane's most beloved communities, this home delivers that rare mix of warmth, functionality, and style inside and out. Step inside and instantly feel at home. The front foyer's wainscoting sets the tone for the rest of the house thoughtfully curated and full of charm. The main floor den makes the perfect home office or extra space for guests, while the custom mudroom cabinetry keeps all the family gear neatly tucked away. At the heart of the home, the kitchen impresses with a bold extended island finished in rich dark stone that is lit up with gorgeous glass pendants, built-in pantry cabinetry and coffee station, and a new wet bar in the nook which is ideal for entertaining or winding down at the end of the day. The open living room with gas fireplace, large windows and dining room create a space that perfect for family gatherings. Upstairs you are welcomed by a large west facing bonus room with windows across the entire wall, two spacious bedrooms, a beautifully organized laundry room with built-ins and folding counter. The primary suite delivers, complete with an upgraded IKEA Pax wardrobe system in the walk-in closet and a spa-inspired ensuite with dual vanities, a deep soaker tub, and separate shower. The basement is partially finished with framing and electrical. Offering a space for a full bathroom, open recreation area, additional bedroom and a large storage room. Outside, this home continues to shine with a composite deck, privacy screens, west-facing concrete



patio, and custom garden beds with built-in seating that is perfect for those long summer evenings. The garage has been transformed with painted walls and epoxy flooring which is ideal for the car enthusiast or weekend project lover. In Heartland, you're nestled on the west side of Cochrane. This vibrant community offers an array of amenities, from Rueben's Fresh Veggies to Tim Horton's, Cabeza Grand Mexican Restaurant, Pharmacy, Daycare Centre, and more. Streets adorned with trees and pathways lead to parks, a new dog park, green spaces, and a future school site, while a scenic walking path beckons you to the Bow River. There is easy access to Hwy 1A to Ghost Lake, into the mountains or east towards the city. This is more than a move-in ready home, it's one that's been loved, elevated, and designed for memory-making. Book your showing today!

(id:6289)

Built in 2015

Essential Information

Listing #	A2268234
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,482
Acres	0.11
Year Built	2015
Type	Single Family
Sub-Type	Freehold

Community Information

Address	92 Thoroughbred Boulevard
Subdivision	Heartland
City	Cochrane

Province	Alberta
Postal Code	T4C0X2

Amenities

Amenities	Park, Playground, Shopping
Features	Wet bar, PVC window, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Water softener, Range - Gas, Dishwasher, Microwave, Freezer, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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