

**68 Thoroughbred Boulevard**  
**Cochrane, Alberta**
**MLS # A2267426**

**\$720,000**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Heartland                                 |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 2 Storey                                  |               |                   |
| <b>Size:</b>     | 2,553 sq.ft.                              | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Landscaped, Lawn |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |

**Features:** Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** 2x TV Mounts, Garage Pulleys, Alarm Hardware, Hot Tub

Welcome to your dream family home at 68 Thoroughbred Boulevard in Heartland, Cochrane. Bright, spacious, and beautifully maintained, this impressive two-story offers over 2,550 square feet of thoughtfully designed living space that is perfect for both family life and entertaining. As you step inside, you are greeted by a front office with double glass doors, ideal for working from home or creating a quiet study space. The open-concept main floor features a stylish living room with an electric fireplace and a chef's kitchen with quartz countertops, stainless steel appliances, a touch-tap faucet, a garburator, and a nearly new fridge (2023). The large central island and walk-through pantry provide plenty of space for cooking and storage, while the adjoining dining area is perfect for family gatherings. Upstairs you will find one of the home's biggest highlights: four spacious bedrooms, all on the same level. The vaulted bonus room includes a built-in desk, creating a versatile space for work or relaxation. The luxurious primary suite features another vaulted ceiling, walk-in closet, and a beautiful five-piece ensuite with dual sinks, a soaking tub, and a glass shower. A convenient upstairs laundry room and additional full bathroom complete the upper level. This backyard is so inviting, with a new privacy wall on the deck, a brand-new hot tub (2025), and columnar aspen trees that will fill in over time to create an even more secluded outdoor retreat. The exposed aggregate driveway and double attached garage(19`10" x 21`11") add both beauty and practicality to the property. Additional features include hot water on demand (3 years old), a two-zoned high-efficiency furnace with air conditioning, and basement bathroom rough-ins ready for future development. Located in the welcoming community of Heartland, you will love the access to parks, schools, and Cochrane's

scenic walking paths and local shops.