

# \$720,000 - 68 Thoroughbred Boulevard, Cochrane

MLS® #A2267426

**\$720,000**

4 Bedroom, 3.00 Bathroom, 2,553 sqft

Residential on 0.09 Acres

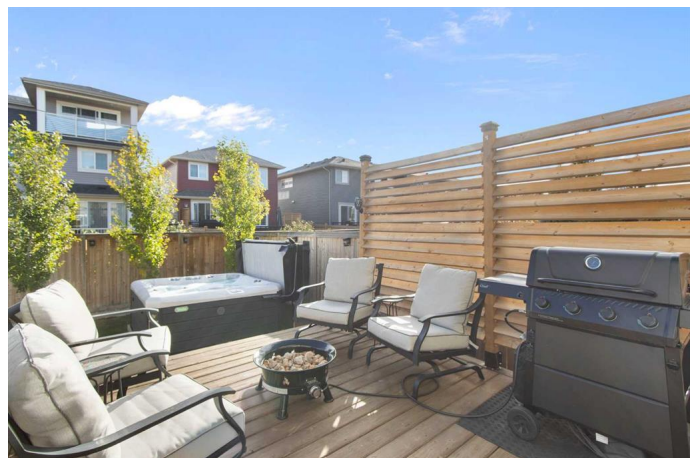
Heartland, Cochrane, Alberta

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.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267426    |
| Price          | \$720,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,553       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 68 Thoroughbred Boulevard |
| Subdivision | Heartland                 |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C0X2                    |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Tankless Hot Water |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                                           |
| Fireplaces        | Electric                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Full                                                                                                                                                                                                                        |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit                    |
| Lot Description   | Back Yard, Landscaped, Lawn, Interior Lot |
| Roof              | Asphalt Shingle                           |
| Construction      | Stone, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-LD               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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