

\$699,000 - 92 Thoroughbred Boulevard, Cochrane

MLS® #A2268234

\$699,000

3 Bedroom, 3.00 Bathroom, 2,482 sqft

Residential on 0.11 Acres

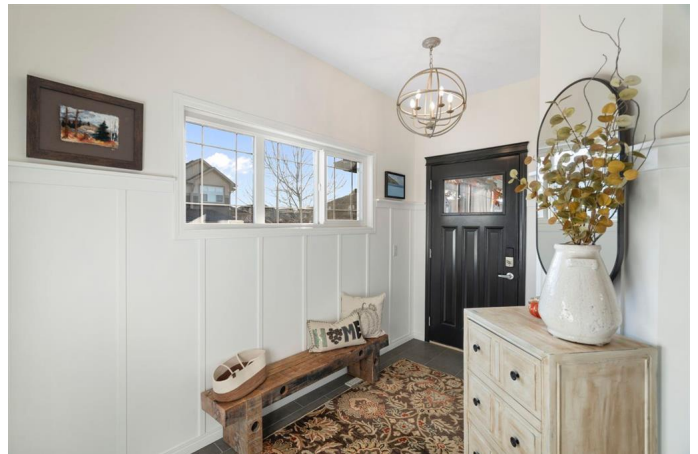
Heartland, Cochrane, Alberta

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, youâ€™re nestled on the west side of Cochrane. This vibrant community offers an array of amenities, from Ruebenâ€™s Fresh Veggies to Tim Hortonâ€™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, itâ€™s one thatâ€™s been loved, elevated, and designed for memory-making. Book your showing today!

Built in 2015

Essential Information

MLS® #	A2268234
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,482
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	92 Thoroughbred Boulevard
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Bar, Bathroom Rough-in, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscaped,

	Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	1
Zoning	R-LD

Listing Details

Listing Office	Real Broker
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