

\$720,000 - 68 Thoroughbred Boulevard, Cochrane

MLS® #A2267426

\$720,000

4 Bedroom, 3.00 Bathroom, 2,553 sqft

Residential on 0.09 Acres

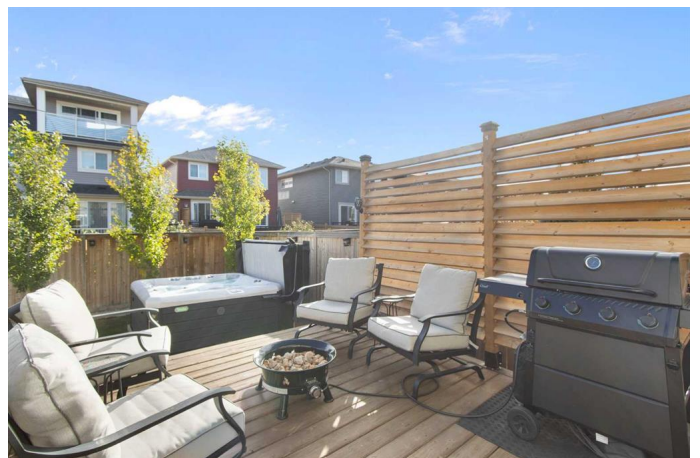
Heartland, Cochrane, Alberta

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	2
Zoning	R-LD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.