

# \$569,900 - 107 Belgian Crescent, Cochrane

MLS® #A2215023

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,622 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to life in Heartland, Cochrane. You'll love the open-concept layout of this duplex, 3 spacious bedrooms, and 2.5 bathrooms, plus the convenience of an upstairs laundry room. The home features 9-foot ceilings, quartz countertops throughout, and a front-attached garage.

Step inside to a bright and inviting main floor that showcases a beautiful open layout. Enjoy stylish vinyl plank flooring, a bright kitchen and living area filled with natural light, and a dedicated dining space ideal for family meals or entertaining. The kitchen features a large island and modern finishes, making it a true centerpiece of the home.

The composite back deck, complete with built-in Gemstone lighting, is perfect for relaxing summer evenings.

The unfinished basement is ready to be made your own, with a bathroom rough-in already in place—offering you the opportunity to create the space that suits your lifestyle, whether that's a home gym, rec room, or extra bedroom.

All of this, just minutes from parks, pathways, schools, and shopping, with the Rockies just a short drive away. Call your favourite realtor today for a showing!

Built in 2023



## Essential Information

MLS® #	A2215023
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,622
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	107 Belgian Crescent
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	t4c3c4

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, On Street
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Zoning	R-MX

### **Listing Details**

Listing Office	Real Broker
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