



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 BELGIAN Crescent, Cochrane T4C 3C3**

MLS® #: **A2118829**

Area: **Heartland**

Listing Date: **04/02/24**

List Price: **\$658,900**

Status: **Pending**

County: **Rocky View County**

Change: **+\$20k, 11-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,873 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,719**

Low Sqft:

Ttl Sqft: **1,719**

DOM

**47**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Garage Faces Front,Insulated**  
Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Bathroom Rough-in,Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 12`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 12`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>9`7" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`3" x 14`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 9`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 10`3"</b>	<b>Laundry</b>	<b>Upper</b>	<b>8`4" x 5`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **2211814**

Zoning: **R-MX**

## Remarks

Pub Rmks:	<b>**Open house at 498 River Ave - Sat:3:15-6:15pm OR contact for private appointment** Welcome Home to 22 Belgian Crescent, the DALLAS by award winning Rohit Homes! Your new 2-storey family home is well-appointed with stunning upgraded finishings that Rohit is known for including TRIPLE PANE windows, 9' CEILINGS, PLUS an ATTACHED DOUBLE front drive garage AND backing a paved lane PLUS an Additional Side Entrance. This home has a welcoming open-plan living room, kitchen &amp; dining room plus a large entry foyer, 1/2 bath tucked nicely away, garage entry mud room and walk-through pantry. The main floor has beautiful vinyl flooring through-out, the kitchen has a gorgeous quartz island, stainless steel appliances &amp; 42" Upper Cabinets. The patio doors off the dining room open to your fully landscaped backyard. Upstairs is your spacious primary suite with a generous walk-in closet &amp; a beautiful ensuite with quartz vanity and upgraded walk-in shower; Two more good size bedrooms, 4pc main bath also with quartz vanity, a Flex room for multiple uses and an ample sized laundry room complete with a front load washer &amp; dryer and built in linen closet. Your home is finished in one of Rohits newest designer interiors curated by local designer, Louis Duncan-He, Ethereal Zen - Surround yourself in serene tonal and textural layers. This Designer Interior™ brings together finishes that feel natural and organic, speaking to the artisan and the eco-conscious. You'll feel relaxed and rejuvenated in your ethereal space. If you're looking for something that feels curated, look no further - completed with all the usual Rohit upgrades that come as standard from lighting, faucets, baseboards/trim, hardware, Triple pane windows, All SS appliances plus washer &amp; dryer. The basement awaits your ideas with plenty of useable space &amp; bathroom rough-in. Landscaping front and back is also included. New Home Warranty: 1yr Comprehensive; 2yr distributor systems-electrical and plumbing; 5yr building envelope, 10yr structural; NOTE:**majority of Photos from a previously constructed home with same floorplan and different designer interior finishings (some items may not be identical or included); see supplements for floorplan and virtual tour of the Dallas model finished in Ethereal Zen designer interior; ***Additional homes, models and interiors available.</b>
Inclusions:	n/a
Property Listed By:	CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



