



THE
A-TEAM

**RE/MAX
FIRST**

22 BELGIAN Court, Cochrane T4C 3H5

MLS® #: **A2167638**

Area: **Heartland**

Listing Date: **09/25/24**

List Price: **\$629,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$20k, 16-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,005 sqft**
Lot Shape:

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,896**

Low Sqft:

Ttl Sqft: **1,896**

DOM

56

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`0" x 11`8"
2pc Bathroom	Main	0`0" x 0`0"
Den	Main	11`2" x 9`8"
Bonus Room	Upper	12`0" x 13`9"
Bedroom	Upper	12`0" x 11`0"
Laundry	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	12`0" x 15`11"
Dining Room	Main	12`0" x 10`0"
Mud Room	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`0" x 13`9"
Bedroom	Upper	9`8" x 11`7"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **See Remarks**
 Legal Desc: **2410597**

Remarks

Pub Rmks: **Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! Step inside our Otis-22 model. With over 1900 SQFT of living space, open to below concept with railing, the Otis-Z is built with your growing family in mind. This single-family home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom with 5 piece ensuite with double vanity, separate tub and shower. Enjoy extra living space on the main floor with the laundry room on the second floor. The SEPARATE ENTRANCE, open to below, 9-foot ceilings, electric fireplace and quartz countertops throughout blends style and functionality for your family to build endless memories. The back deck also include aluminum railings. ****PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE** MOVE IN BEFORE SPRING!****

Inclusions: **\$5000 Brick Credit!**
 Property Listed By: **Century 21 All Stars Realty Ltd.**

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







