



THE
A-TEAM

**RE/MAX
FIRST**

2 BELGIAN Court, Cochrane T4C 3H5

MLS®#: **A2174140** Area: **Heartland** Listing Date: **10/19/24** List Price: **\$617,900**
 Status: **Active** County: **Rocky View County** Change: **-\$7k, 18-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,927 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,874**
 Low Sqft:
 Ttl Sqft: **1,874**

DOM

63
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator**
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,See Remarks,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	38`10" x 39`4"
Kitchen	Main	29`0" x 43`9"
Foyer	Main	23`0" x 29`9"
Bedroom	Upper	32`10" x 33`11"
4pc Bathroom	Upper	31`2" x 25`2"
5pc Ensuite bath	Upper	51`5" x 18`1"

Room	Level	Dimensions
Nook	Main	37`2" x 29`6"
2pc Bathroom	Main	10`5" x 24`1"
Mud Room	Main	219`10" x 26`10"
Bedroom	Upper	32`10" x 33`11"
Bonus Room	Upper	37`9" x 45`5"
Bedroom - Primary	Upper	47`7" x 55`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410597

Zoning:
R1

Remarks

Pub Rmks: **** Temporary Builder incentive price in effect ** Reflected in price ! Welcome to this stunning new build by Daytona Homes, nestled on a lot with both a back and side lane, offering privacy and ease of access. This two-story beauty is loaded with high-end builder upgrades, combining luxury and practicality for modern living. Step into the heart of the home, where the gourmet kitchen is designed to impress. Featuring solid surface countertops and a stainless appliance package, it boasts a massive island—perfect for casual dining, meal prep, and entertaining. A thoughtfully designed walk-through pantry leads to the spacious mudroom, providing ample storage and convenience. Upstairs, you'll discover a generously sized bonus room, ideal for a media area or playroom, along with top-floor laundry hookups for added convenience. The crown jewel of this level is the stunning primary suite, featuring a huge walk-in closet and a luxurious 5-piece ensuite complete with a soaker tub, dual sinks, and a stand-alone shower. This home is designed with your family in mind, offering ample space for both relaxation and entertainment. With November possession available, now is the time to secure this exceptional property. Don't miss out on making this dream home your reality—schedule a viewing today!**

Inclusions: **NA**
Property Listed By: **Royal LePage Benchmark**

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













