



THE
A-TEAM

**RE/MAX
FIRST**

2 BELGIAN Court, Cochrane T4C 3H5

MLS®#: **A2174140** Area: **Heartland** Listing Date: **10/19/24** List Price: **\$649,900**
 Status: **Active** County: **Rocky View County** Change: **None** 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

32
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 | 11`10" x 12`0" |
| Kitchen | Main | 8`10" x 13`4" |
| Foyer | Main | 7`0" x 9`1" |
| Bedroom | Upper | 10`0" x 10`4" |
| 4pc Bathroom | Upper | 9`6" x 7`8" |
| 5pc Ensuite bath | Upper | 15`8" x 5`6" |

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Nook | Main | 11`4" x 9`0" |
| 2pc Bathroom | Main | 3`2" x 7`4" |
| Mud Room | Main | 67`0" x 8`2" |
| Bedroom | Upper | 10`0" x 10`4" |
| Bonus Room | Upper | 11`6" x 13`10" |
| Bedroom - Primary | Upper | 14`6" x 17`0" |

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

2410597

Zoning:
R1

Remarks

Pub Rmks:

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:
 Property Listed By:

NA
Royal LePage Benchmark

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



