



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9 BELGIAN Street, Cochrane T4C 0M2**

MLS®#: **A2179113**

Area: **Heartland**

Listing Date: **11/15/24**

List Price: **\$519,500**

Status: **Active**

County: **Rocky View County**

Change: **-\$20k, 23-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Cochrane**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **2,215 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Gazebo,Landscaped**  
Park Feat: **Double Garage Detached**

DOM

**36**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`11" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 13`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>6`9" x 8`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 12`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`6" x 8`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`3" x 14`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 15`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`3" x 11`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`10" x 11`5"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MD**

**0913725**

Remarks

Pub Rmks: **FINISHED BASEMENT | DOUBLE CAR GARAGE | NO CONDO FEES | Welcome to this charming Heartland home! From the moment you arrive, you'll be greeted by a large front porch, perfect for enjoying a morning coffee or relaxing in the evening. The main floor features an open-concept design, where the living room and dining area flow effortlessly into the kitchen—ideal for family living and entertaining. The peninsula kitchen features dark wood cabinetry, sleek stainless steel appliances, and plenty of counter space for meal prep. Upstairs, you'll find three well-sized bedrooms, including a peaceful primary suite with a private ensuite bathroom. The additional two bedrooms share a 4-piece bathroom, and for added convenience, a stacked laundry area is tucked away on the upper floor. The fully finished basement provides even more room to spread out. It features a spacious rec room, perfect for movie nights, game days, or a home gym. An additional bedroom in the basement offers flexibility while a 4-piece bathroom provides added convenience. The backyard is an outdoor haven, fully landscaped and fenced for privacy. A large deck and gazebo offer the perfect spot to entertain or unwind, with plenty of space for outdoor lounging. The double detached garage at the rear of the property ensures ample parking and storage for your vehicles, bikes, and tools. Located in the family friendly community of Heartland with quick access to Highway 1A, shopping, pharmacy, restaurants, gas station, and child care. Book your showing today to find out why Living in Cochrane is Loving where you Live!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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











