



THE
A-TEAM

**RE/MAX
FIRST**

50 BELGIAN Lane #602, Cochrane T4C 0Y5

MLS®#: **A2180661**

Area: **Heartland**

Listing Date: **12/05/24**

List Price: **\$379,500**

Status: **Active**

County: **Rocky View County**

Change: **-\$3k, 11-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,201**

Low Sqft:

Ttl Sqft: **1,201**

Lot Information

Lot Sz Ar: **1,089 sqft**

Lot Shape:

DOM

16

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Off Street,Parking Lot**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Concrete,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Electric Stove,ENERGY STAR Qualified Dishwasher,Freezer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	15`7" x 19`4"	4pc Ensuite bath	Third	7`10" x 4`11"
2pc Bathroom	Main	4`6" x 4`5"	Kitchen	Main	8`3" x 14`8"
Dining Room	Main	10`5" x 15`8"	4pc Bathroom	Second	7`11" x 4`11"
Bedroom	Second	10`9" x 7`11"	Bedroom	Second	10`9" x 7`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$323

Fee Simple

R-MD

Fee Freq:
Monthly

Legal Desc: 1510520

Remarks

Pub Rmks: **Welcome to your new home! This charming 3-bedroom, 2.5-bathroom townhouse in the desirable community of Heartland offers the perfect mix of comfort and modern style. Step inside to an open-concept main floor flooded with natural light, thanks to large windows that frame views of the surrounding neighborhood. The kitchen features quartz countertops, stainless steel appliances, and plenty of cabinet space, making it perfect for cooking or hosting. The main floor is completed by a conveniently located half-bathroom. Upstairs, you'll find three spacious bedrooms, including a serene full-floor primary suite with a walk-in closet and a private ensuite. The additional bedrooms share a well-appointed full bathroom, ensuring plenty of space for family or guests. The unfinished basement provides a blank canvas—whether you envision a rec room, home gym, or additional storage, the possibilities are yours to explore! Outside, enjoy the convenience of two titled parking spaces, plus additional street parking for your guests. This property also shines with easy access to local parks, pathways, and amenities. Whether you're a first-time homebuyer, an investor, or looking to downsize, this townhouse delivers functionality and style. Don't miss your chance to view this lovely home! Schedule a showing today and imagine the possibilities.**

Inclusions: N/A
Property Listed By: eXp Realty

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











